$199,900 - 46, 16511 Township Road 532a, Rural Yellowhead County

MLS® #A2240049

$199,900

0 Bedroom, 0.00 Bathroom,
Land on 6.94 Acres

NONE, Rural Yellowhead County, Alberta

Discover the perfect canvas for your dream home on this beautiful 6.94-acre high and dry parcel in the highly sought-after River Ridge subdivision of Yellowhead County. Just minutes from downtown Edson, this expansive property offers the ideal blend of peaceful country living with convenient access to town amenities. This generously sized lot features a 25' x 42' insulated workshop, complete with power, water, wood heat, and a gravel floor â€" perfect for projects, storage, or future plans. The property is equipped with an existing water well and septic system. A prime building site has already been established, currently hosting a 5th wheel setup with a deck and utility shed â€" the 5th wheel can be purchased separately if desired. Opportunities like this donâ€™t come along often! Secure your slice of acreage paradise in this highly desirable neighborhood and start planning your dream acreage today.

Essential Information

MLS® #	A2240049
Price	$199,900
Bathrooms	0.00
Acres	6.94
Type	Land
Sub-Type	Residential Land

Status   Active

Community Information

Address   46, 16511 Township Road 532a
Subdivision   NONE
City   Rural Yellowhead County
County   Yellowhead County
Province   Alberta
Postal Code   T7E 3A6

Amenities

Utilities   Electricity Available, Natural Gas Available, High Speed Internet Available, Fiber Optics Available

Additional Information

Date Listed   July 16th, 2025
Days on Market   1
Zoning   Country Residential

Listing Details

Listing Office   CENTURY 21 TWIN REALTY