

# **\$204,000 - Twp Road 534 Range Road 174a, Rural Yellowhead**

MLS® #E4415007

**\$204,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 11.32 Acres

None, Rural Yellowhead, AB

11.32 ACRES, ONE MNUTE FROM THE TOWN OF EDSON, JUST OFF PAVEMENT AND RANGE ROAD 174A (GRANDE PRAIRIE TRAIL). Zoned Country Residential District, Which Has Many Permitted And Discretionary Uses. The Perfect Country Hide-away to Build your New Home on. No Restrictive Covenants Or Restrictions on this Piece of Land. You can Choose to Build a New Home, Set up a Modular or Mobile Home, Build a Cabin or Simply Pull Your Holiday Trailer onto the Land. This Beautiful Land is Surrounded by Trees With a Beautiful Building Site. This is the Perfect Location for Those Looking for Peaceful Country Living and Being Within Close Proximity to Town. Directions From Edson: Take HWY 748 North, East onto Township Road 534, North on 174A, property is on the Left West side of the road. Sign is up! Adjacent Lots Also Listed FOR SALE!

## **Essential Information**

MLS® #	E4415007
Price	\$204,000
Bathrooms	0.00
Acres	11.32
Type	Rural



Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Twp Road 534 Range Road 174a
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T7E 1L7

### Exterior

Exterior Features	Backs Onto Park/Trees, Treed Lot
-------------------	----------------------------------

### Additional Information

Date Listed	November 30th, 2024
Days on Market	291
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 17th, 2025 at 4:17pm MDT