

# \$124,500 - Lot 4, Range Road 175 And Township Road 540, Rural Yellowhead County

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MLS® #A2195883

**\$124,500**

0 Bedroom, 0.00 Bathroom,  
Land on 3.81 Acres

NONE, Rural Yellowhead County, Alberta

Just 3.5 km from town, in a desirable area of acreages, you will find this 3.81-acre lot that is ready for your building plans. The Country Residential zoning in this subdivision allows for both stick-built homes and modular homes, and there are no registered restrictive covenants imposing architectural controls regarding building types, minimum square footage, or exterior finishes. This lot has power access along the west property line, and a natural gas line runs through the property, making it convenient to access services. Small water source on property. It is located at the corner of Range Road 175 and Township Road 540, with access off Township Road 540. Enjoy country living while being close to all the amenities of town.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2195883         |
| Price     | \$124,500        |
| Bathrooms | 0.00             |
| Acres     | 3.81             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

Address                      Lot 4, Range Road 175 And Township Road 540

|             |                         |
|-------------|-------------------------|
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3L7                 |

### **Exterior**

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | Rectangular Lot, Gentle Sloping |
|-----------------|---------------------------------|

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 60                  |
| Zoning         | CRD                 |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE EDSON REAL ESTATE |
|----------------|--------------------------------|

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