

# \$185,000 - Rr171 North Of Hwy 748, Rural Yellowhead

MLS® #E4449527

**\$185,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 11.37 Acres

None, Rural Yellowhead, AB

Build your dream home just north of Edson!  
This beautiful 11.37 acre parcel on Range Road 172 is less than 5 min from town. Shared approach leads to a cleared building site tucked among towering, mature trees for natural shelter & privacy. Power, gas available at the property line

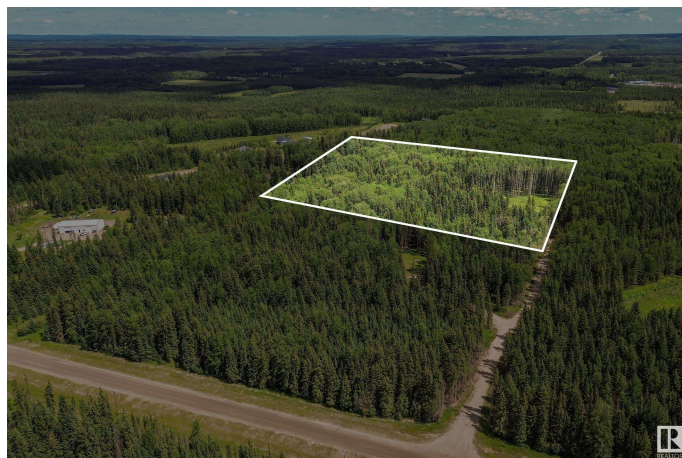
## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4449527        |
| Price     | \$185,000       |
| Bathrooms | 0.00            |
| Acres     | 11.37           |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | Rr171 North Of Hwy 748 |
| Area        | Rural Yellowhead       |
| Subdivision | None                   |
| City        | Rural Yellowhead       |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7E 3L1                |

## Exterior



Exterior Features    Treed Lot, See Remarks

**Additional Information**

Date Listed                July 24th, 2025

Days on Market        3

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 July 27th, 2025 at 4:02am MDT