

## \$170,000 - Rr171 North Of Hwy 748, Rural Yellowhead

MLS® #E4449292

**\$170,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 9.88 Acres

None, Rural Yellowhead, AB

Build your dream home just north of Edson!  
This beautiful 9.8 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.

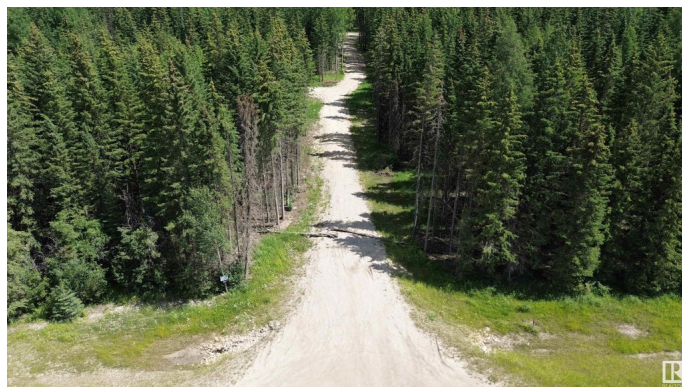
### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4449292        |
| Price     | \$170,000       |
| Bathrooms | 0.00            |
| Acres     | 9.88            |
| 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 22nd, 2025

Days on Market        103

Zoning                    Zone 70

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Listing information last updated on November 2nd, 2025 at 4:32am MST