

# \$119,900 - Lot 3, Range Road 175 And Township Road 540, Rural Yellowhead County

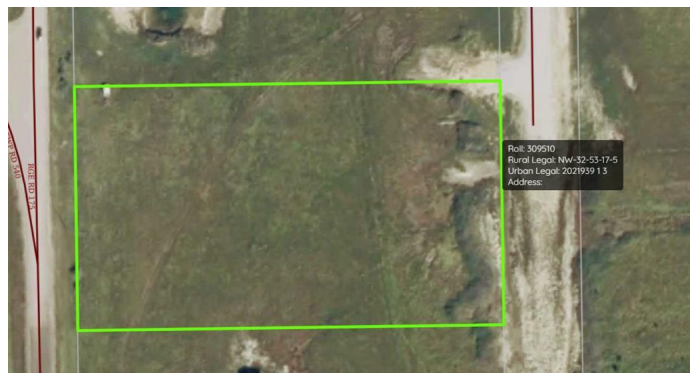
MLS® #A2195882

**\$119,900**

0 Bedroom, 0.00 Bathroom,  
Land on 3.78 Acres

NONE, Rural Yellowhead County, Alberta

Just 3.5 km from town, in a desirable area of acreages, you will find this 3.78-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. 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® #	A2195882
Price	\$119,900
Bathrooms	0.00
Acres	3.78
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Lot 3, 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
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### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	61
Zoning	CRD

### **Listing Details**

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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