

# \$749,000 - 53214a Range Road 172, Rural Yellowhead County

MLS® #A2192697

**\$749,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 30.39 Acres

NONE, Rural Yellowhead County, Alberta

Large shop on 30.39 acres zoned Commercial District conveniently located on the Golf Course road, a stones throw from the town of Edson. The building offers 3619 sqft of space. This space includes 2239 sqft of shop space, large storage/workshop area, restroom, a reception area and an office. This space is also available to be leased, please contact for lease details.

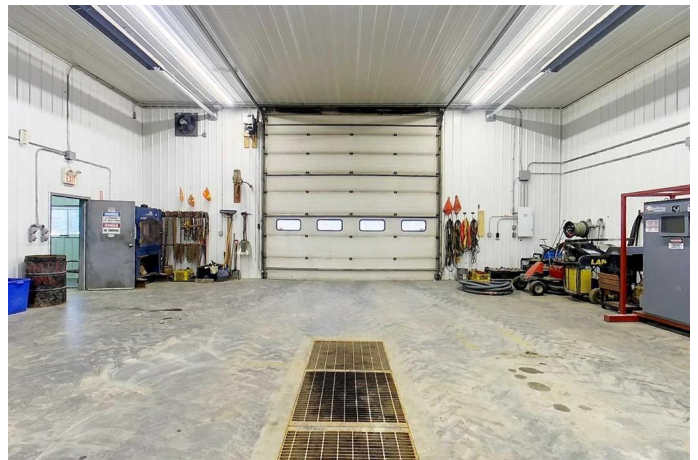
Built in 1996

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2192697   |
| Price      | \$749,000  |
| Bathrooms  | 0.00       |
| Acres      | 30.39      |
| Year Built | 1996       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 53214a Range Road 172   |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3E2                 |



## **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 245                |
| Zoning         | CD                 |

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.