# \$159,000 - 53018 Range Road 175 #14, Rural Yellowhead County

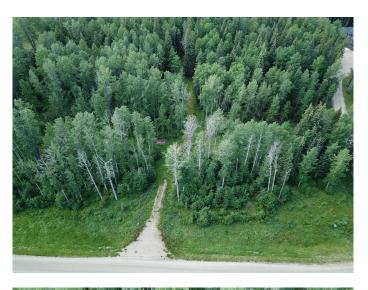
MLS® #A2147245

### \$159,000

0 Bedroom, 0.00 Bathroom, Land on 9.96 Acres

NONE, Rural Yellowhead County, Alberta

This 9.96 acre lot in Tollerton Hills Estates is beautifully treed and privately located in a quiet cul-de-sac, with no worry of through-traffic. Land is ready for you to build your dream home and includes services (water well, power, and septic tank). A building site has been cleared and there is a small shed for storage. Gravel driveway is finished with culvert and a second approach has been approved by County. Property receives annual lease revenue of approximately \$860. Tollerton Hills Estates is close to the McLeod River and Willmore Park that offers an abundance of outdoor activities, and only 7km from town.





#### **Essential Information**

| MLS® #    | A2147245         |
|-----------|------------------|
| Price     | \$159,000        |
| Bathrooms | 0.00             |
| Acres     | 9.96             |
| Туре      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

#### **Community Information**

| Address     | 53018 Range Road 175 #14 |
|-------------|--------------------------|
| Subdivision | NONE                     |
| City        | Rural Yellowhead County  |

| County                 | Yellowhead County                                       |  |
|------------------------|---------------------------------------------------------|--|
| Province               | Alberta                                                 |  |
| Postal Code            | T7E 3E8                                                 |  |
| Amenities              |                                                         |  |
| Utilities              | Electricity Available, Sewer Available, Water Available |  |
| Additional Information |                                                         |  |

| Date Listed    | July 5th, 2024 |
|----------------|----------------|
| Days on Market | 289            |
| Zoning         | CR             |

## **Listing Details**

Listing Office CENTURY 21 TWIN REALTY

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