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

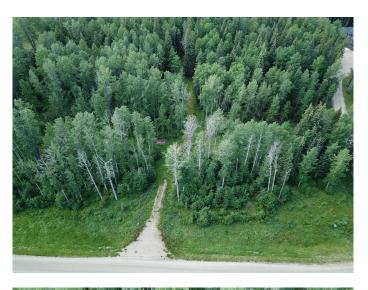
MLS® #A2147245

### \$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
Amonitico	
Amenities	
Utilities	Electricity Available, Sewer Available, Water Available

#### **Additional Information**

Date Listed	July 5th, 2024
Days on Market	308
Zoning	CR

## **Listing Details**

Listing Office CENTURY 21 TWIN REALTY

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.