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

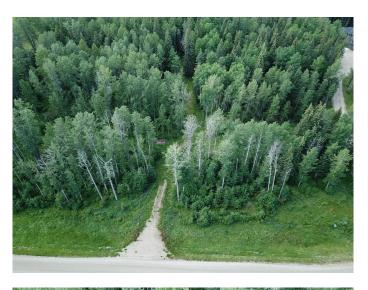
MLS® #A2147245

### \$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

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

Date Listed	July 5th, 2024
Days on Market	287
Zoning	CR

## **Listing Details**

Listing Office CENTURY 21 TWIN REALTY

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