

## \$400,000 - Twp 534 Rr 121, Rural Yellowhead

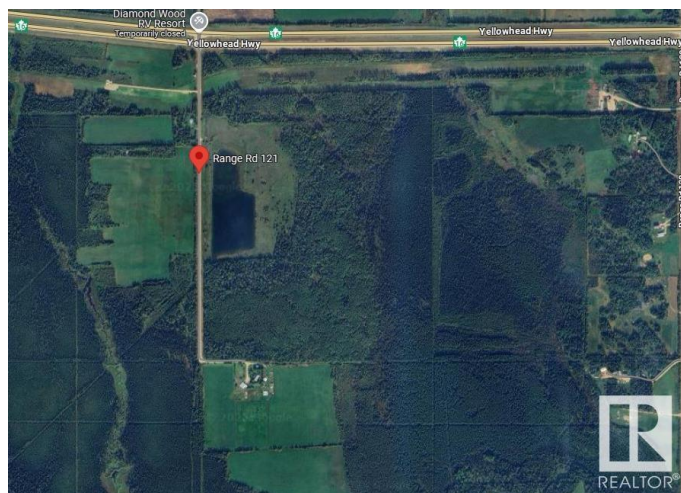
MLS® #E4434534

**\$400,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 160.00 Acres

None, Rural Yellowhead, AB

Prime Investment/Recreational Property for Sale Discover an exceptional opportunity just 1/4 mile off Yellowhead Hwy 16, east of Niton Junction, perfectly positioned halfway between Edmonton and Jasper National Park. This quarter-section features a stunning 40'-deep pond, surrounded by a mix of spruce, pine, tamarack, and poplar. The property offers significant development potential for a campground, subdivision, or retirement retreat. A unique highlight is the abundance of marketable boulders between the pond and treeline. Power and gas are conveniently nearby, and the property sits on a quiet dead-end road. A must-see to fully appreciate its beauty, versatility, and value!



### Essential Information

MLS® #	E4434534
Price	\$400,000
Bathrooms	0.00
Acres	160.00
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Twp 534 Rr 121
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Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T0E 1S0

## Exterior

Exterior Features    No Through Road, Recreation Use

## Additional Information

Date Listed	May 5th, 2025
Days on Market	7
Zoning	Zone 70

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Listing information last updated on May 12th, 2025 at 3:47am MDT