

# \$7,250,000 - 18226a Township Road 532, Edson

MLS® #A2256281

**\$7,250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 57.87 Acres

NONE, Edson, Alberta

Click Brochure Link for more information\* This is a rare opportunity to acquire a 57.48-acre industrial property just west of Edson, anchored by a strong operating tenant (Yellowhead Wood Products) and designed for flexible multi-tenant or subdivision use. The site includes upgraded facilities, significant developed and undeveloped yard potential, and proximity to key industrial infrastructure (Cascade Power Plant, Highway 16, and fibre-optic network).

The site does not have any road bans allowing for access year round with UFA Petroleum running adjacent to the site allowing for easy refueling off site. Special features include a subdivision-ready, high-volume water well, fibre optics, and 5 km proximity from Cascade Power Plant.

Total Size: 57.87 Acres

â€¢ Developed: 41.35 Acres

â€¢ Immediate access to Yellowhead Highway (Hwy. 16)

â€¢ No road bans

â€¢ Heavily compacted sites with fencing

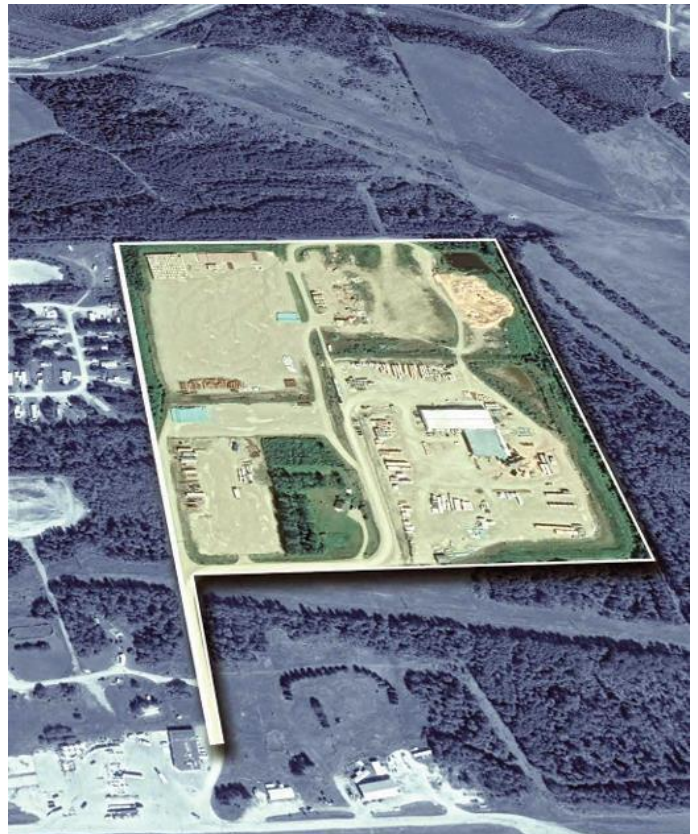
â€¢ UFA Gas adjacent to site (no fueling on site)

Edson is conveniently located on Yellowhead Highway (Hwy. 16) with direct access to:

â€¢ Edmonton - 211 km

â€¢ Grande Prairie - 325 km

â€¢ Prince Rupert - 1,247 km



## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2256281    |
| Price     | \$7,250,000 |
| Bathrooms | 0.00        |
| Acres     | 57.87       |
| Type      | Commercial  |
| Sub-Type  | Industrial  |
| Status    | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 18226a Township Road 532 |
| Subdivision | NONE                     |
| City        | Edson                    |
| County      | Yellowhead County        |
| Province    | Alberta                  |
| Postal Code | T7E 3B3                  |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 51                   |
| Zoning         | ID                   |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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