

\$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

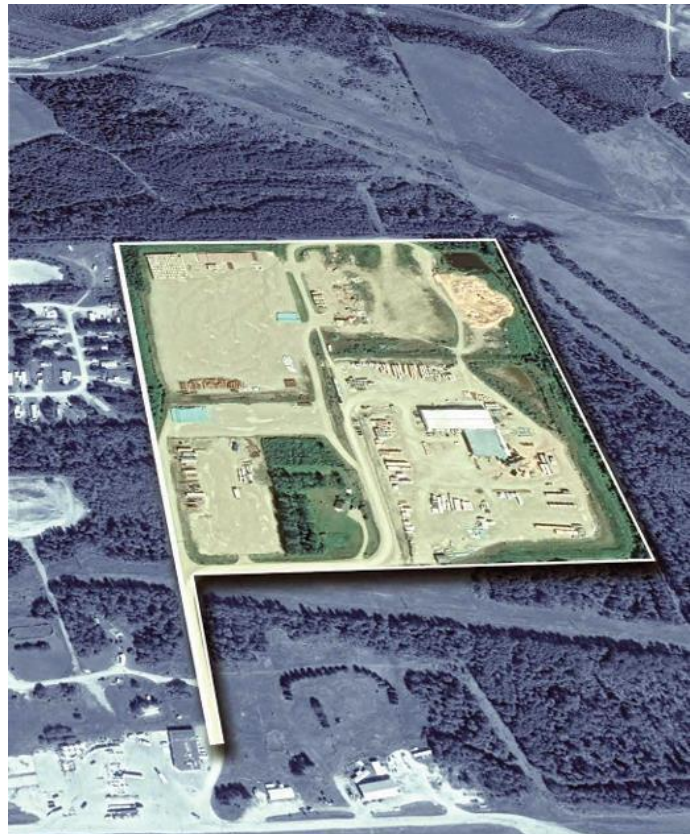
â€¢ UFA Gas adjacent to site (no fueling on site)

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	49
Zoning	ID

Listing Details

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

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.