

**6118 11 Avenue  
Edson, Alberta****MLS # A2275893****\$115,000**

Division:	Edson
Lot Size:	0.17 Acre
Lot Feat:	Backs on to Park/Green Space, Cleared, Rectangular Lot
By Town:	-
LLD:	-
Zoning:	R1
Water:	-
Sewer:	-
Utilities:	-

Build Your Dream Home in Westgrove! This 7,567 sq. ft. partially fenced lot in the sought-after Westgrove subdivision offers the perfect canvas to design a custom home that fits your lifestyle. Backing onto a peaceful greenspace, this family-friendly neighbourhood boasts great neighbours, convenient access to local amenities, and the Town's scenic walking trails. Utilities are ready at the property line, including underground power, natural gas, and town water and sewer. Zoned R1, with the possibility for a duplex (subject to Town approval), this lot presents a rare opportunity to create your ideal living space in Edson's desirable Westgrove community.