



GRASSROOTS
REALTY GROUP

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**#2, 660023 Range Road 224
Rural Athabasca County, Alberta**

MLS # A2219089



\$76,800

Division: NONE

Lot Size: 2.15 Acres

Lot Feat: -

By Town: Athabasca

LLD: 4-66-22-W4

Zoning: CR1

Water: None

Sewer: -

Utilities: -

Build your dream home on this stunning 2.15-acre vacant lot in desirable Copper Ridge Estates! Located just 5 minutes from the town of Athabasca, this beautifully treed corner lot offers the perfect blend of privacy and convenience. Nestled in a peaceful setting, the mature trees provide natural beauty and seclusion. Backing onto an Environmental Reserve, you'll enjoy the added bonus of no neighbors building directly behind you—just tranquil surroundings and nature at your doorstep.