



GRASSROOTS
REALTY GROUP

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**#5, 660023 Range Road 224
Rural Athabasca County, Alberta**

MLS # A2230146



\$72,000

Division: NONE

Lot Size: 1.59 Acres

Lot Feat: -

By Town: Athabasca

LLD: 4-66-22-W4

Zoning: CR

Water: None

Sewer: -

Utilities: -

Build your new DREAM HOME at COPPER RIDGE ESTATES. Located a short 5 minute drive south of Athabasca, this 1.59 acres lot is tucked in towards the back of the subdivision and already has a building site cleared. No timelines to build, so you have the opportunity to buy now and build later or purchase as an investment property for when the whole subdivision is sold out. The homes already built in the neighborhood create a tidy and peaceful place to live and thrive. Copper Ridge is on the banks of the Tawatinaw Valley, and, as such, is a beautiful rolling haven.