



GRASSROOTS
REALTY GROUP

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**#6, 660023 Range Road 224
Rural Athabasca County, Alberta**

MLS # A2230164



\$72,000

Division: NONE

Lot Size: 1.49 Acres

Lot Feat: -

By Town: Athabasca

LLD: 4-66-22-W4

Zoning: CR

Water: None

Sewer: -

Utilities: -

Get ready to build this summer at COPPER RIDGE ESTATES. Available for immediate possession is Lot 6 - a 1.49 acre, NEWLY CLEARED lot, that is tucked in towards the back of the subdivision. Copper Ridge is located a short 5 minute drive south of Athabasca with pavement to the entrance of the subdivision. Located on the edge of the Tawatinaw Valley, the subdivision offers a nice range of rolling topography. There are no timelines to build, so you have many choices. Build now, build later or just hold on to the property as an investment.