



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**Lot 1 Part of NW-33-65-22-W4
Rural Athabasca County, Alberta**

MLS # A2280603



\$87,900

Division:	NONE
Lot Size:	4.10 Acres
Lot Feat:	Corners Marked, Rectangular Lot
By Town:	Athabasca
LLD:	33-65-22-W4
Zoning:	CR
Water:	None
Sewer:	-
Utilities:	-

4.1 acres under 5 minutes to Athabasca, within walking distance to a 9 hole golf course and 480 acres of crown land for your enjoyment. Mostly mature spruce and poplar, with a large clearing approximately 1 acre ready to develop. 2 sheds come with the property, approach is already in, and survey pins marked. Power along the road. Ideal location on a dead end road with no through traffic. Price is plus GST.