



GRASSROOTS
REALTY GROUP

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PT-SE-15-65-22-W4
Rural Athabasca County, Alberta

MLS # A2295548



\$89,900

Division: NONE

Lot Size: 6.69 Acres

Lot Feat: See Remarks

By Town: Colinton

LLD: 15-65-22-W4

Zoning: UR

Water: None

Sewer: -

Utilities: None

Discover the perfect blend of privacy, natural beauty, and convenience with this 6.69-acre treed parcel on the edge of the scenic Tawatinaw Valley. Gently sloping terrain offers an ideal setting for a future home, where selective tree clearing can open up stunning views of the valley and the charming Hamlet of Colinton. With direct access off pavement, you'll enjoy easy year-round travel—no gravel roads to contend with. Power is nearby, adding to the property's development potential. The unique triangular shape and UR zoning provide flexibility for your vision, whether you're planning a peaceful country retreat or a full-time residence surrounded by nature. Property boundaries will be marked when snow melt allows.