



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**Block A Champagne Drive  
Athabasca, Alberta**

**MLS # A2306502**



**\$354,000**

**Division:** Athabasca Town

**Lot Size:** 60.21 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 16-66-22-W4

**Zoning:** UR & P

**Water:** -

**Sewer:** -

**Utilities:** -

Have you ever thought "who owns the land behind the prestigious Hees Estates?", well, YOU CAN!! Vacant land, located in town limits that backs onto the Hees Estates sub-division. A great mix of treed, open, flat and rolling terrain. Tawatinaw Creek meanders through the one side. 3 land titles totaling 60.21 acres. Town water and sewer are already at the property line from the sub-division, significantly reducing site prep hurdles. You can have the quiet of the country with the security of a community. Build the home or sub-division you've always envisioned.