



GRASSROOTS
REALTY GROUP

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**42 & 44 654036 Range Road 222
Rural Athabasca County, Alberta**

MLS # A2306832



\$64,500

Division: NONE

Lot Size: 2.00 Acres

Lot Feat: -

By Town: Athabasca

LLD: 27-65-22-W4

Zoning: CR

Water: None

Sewer: -

Utilities: -

2 ACRES - Want to live in the country without the high costs to develop? You won't find a more affordable opportunity to build a new home with POWER, NATURAL GAS and MUNICIPAL WATER already at the property line. Minutes from town and amenities, and only a short drive to numerous lakes and crown land. Developed to live harmoniously with nature, majority of the subdivision remains heavily treed to provide a private country experience. To truly appreciate this beautiful and quiet subdivision, be sure to experience the trail system that borders the valley. The lookout platform is a great place to take in the amazing views of the valley. And if you're lucky... you might even see some bison grazing the pasture below. Property is 2 combined lots, with 2 separate titles, water, power and gas hook up locations. Subdivision is partially fenced. Restrictive covenants apply, GST is applicable to sale price.