



**GRASSROOTS**  
REALTY GROUP

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**Lot 46 655062 Range Road 224  
Rural Athabasca County, Alberta**

**MLS # A2314011**



**\$59,900**

**Division:** Willow Pointe

**Lot Size:** 1.14 Acres

**Lot Feat:** -

**By Town:** Athabasca

**LLD:** 32-65-22-W4

**Zoning:** CR

**Water:** None

**Sewer:** None

**Utilities:** -

1.14 acres at the end of a quiet cul-de-sac, off a dead-end road. Only 5 minutes from town, with easy access to 480 acres of crown land to enjoy at the end of the road. Property is completely fenced and gated, 2 seacans and 2 light poles have recently been installed. Power is at the property line.