



GRASSROOTS
REALTY GROUP

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Range Road 231
Rural Athabasca County, Alberta

MLS # A2324486



\$330,000

Division: NONE

Lot Size: 160.00 Acres

Lot Feat: -

By Town: Athabasca

LLD: 14-64-23-W4

Zoning: AU

Water: None

Sewer: -

Utilities: -

160 acres of mostly treed land located approximately 15 minutes south of Athabasca. This is a solid opportunity for the right buyer, whether they're looking for a private recreational retreat or a longer-term land investment. The quarter is predominantly treed with mixed bush, offering natural habitat well-suited for hunting, quadding, snowmobiling, or simply getting away from it all. The southeast corner borders some crown land, extending your access to the surrounding landscape well beyond the property boundary. The land is yours to explore and develop as you see fit, whether that means cutting trails, setting up a seasonal camp, or building a cabin in the trees. From an investment standpoint, the parcel carries future potential. A quarter section could be subdivided into four separate parcels down the road, offering options to sell, develop, or hold as the area continues to grow. If you've been looking for a place to hunt, recreate, or invest in northern Alberta real estate, this one deserves a closer look.