



GRASSROOTS
REALTY GROUP

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**Township Road 663
Rural Athabasca County, Alberta**

MLS # A2330511



\$72,000

Division: NONE

Lot Size: 2.85 Acres

Lot Feat: -

By Town: Athabasca

LLD: 14-66-23-W4

Zoning: AG

Water: None

Sewer: -

Utilities: Electricity

Escape to the country without giving up convenience. Located just five minutes from town on a quiet dead-end road, this beautiful country residential acreage offers the perfect setting to build your dream home. Surrounded by productive farmland and mature trees, the property features a picturesque tree-lined approach, overhead power already installed, and outstanding privacy. Enjoy peaceful mornings, endless prairie views, spectacular sunsets, and abundant wildlife—all outside town limits while remaining close to amenities. Whether you're envisioning a family home, hobby acreage, or weekend retreat, this property is ready for your next adventure.