



GRASSROOTS
REALTY GROUP

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52 654036 Range Road 222
Rural Athabasca County, Alberta

MLS # A2332947



\$25,000

Division: NONE

Lot Size: 1.06 Acres

Lot Feat: -

By Town: Athabasca

LLD: 27-65-22-W4

Zoning: CR

Water: None

Sewer: -

Utilities: -

1.06 acres in an established subdivision, under 10 minutes to Athabasca. Interior has recently been mulched and is ready to develop. Power, natural gas and municipal water are already at the property line, making it the most affordable option to build a home in the country. This quiet neighbourhood has a tranquil trail system bordering the ravines edge, offering breathtaking views to help you start your day right, or unwind after a long day. A quick drive to multiple nearby lakes and crown land. Restrictive covenants apply, GST is NOT applicable to sale price.