



GRASSROOTS
REALTY GROUP

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Range Road 224A
Rural Athabasca County, Alberta

MLS # A2335271



\$99,900

Division: NONE

Lot Size: 10.01 Acres

Lot Feat: -

By Town: Colinton

LLD: 8-65-22-W4

Zoning: A

Water: None

Sewer: -

Utilities: -

Breathtaking 10 Acre Valley View Property! Welcome to the gorgeous Tawatinaw Valley, where endless possibilities await just 10 minutes from Athabasca - with no gravel roads to travel on. This picturesque 10 acre parcel offers the perfect blend of open space and mature trees, creating an ideal setting for your dream home, weekend retreat, or recreational escape. Take in the spectacular valley views, enjoy the peace and privacy of country living, and embrace the beauty of nature right outside your door. With power and natural gas available at the property line, this incredible property is ready for your vision. Whether you are looking to build now or invest for the future, this is a rare opportunity to own a piece of Alberta's beautiful countryside.