# \$64,500 - 48, 654036 Range Road 222, Rural Athabasca County

MLS® #A2199141

## \$64,500

0 Bedroom, 0.00 Bathroom, Land on 1.09 Acres

NONE, Rural Athabasca County, Alberta

A harmonious blend of modern comforts in the country, partially cleared 1.09 acre lot with POWER, NATURAL GAS and MUNICIPAL WATER already at the property line. Majority of the subdivision remains heavily treed to provide privacy, and has nearby access to the Trans Canada Trail System that runs along the valley. If you enjoy spending your spare time outdoors, Athabasca County has and abundance of lakes and crown land, only a short drive in any direction will have something for you. Centrally located only minutes from Athabasca, 1 hr 20 min to St Albert, and 3 hrs to Fort McMurray. To truly appreciate this beautiful and quiet subdivision, be sure to experience the trail system that borders the valley. The lookout platform is a great place to take in the amazing views of the valley. Subdivision is partially fenced. You won't find a more affordable opportunity to build a home in the country.

#### **Essential Information**

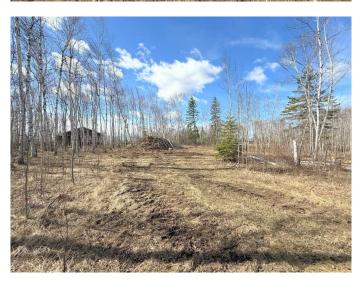
MLS® # A2199141 Price \$64,500

Bathrooms 0.00 Acres 1.09 Type Land

Sub-Type Residential Land







Status Active

## **Community Information**

Address 48, 654036 Range Road 222

Subdivision NONE

City Rural Athabasca County

County Athabasca County

Province Alberta
Postal Code T9S 2A5

#### **Additional Information**

Date Listed March 3rd, 2025

Days on Market 124 Zoning CR

### **Listing Details**

Listing Office 3% REALTY PROGRESS

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