

# \$45,900 - Lot 3, 221056 Township Road 670, Rural Athabasca County

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MLS® #A2209459

**\$45,900**

0 Bedroom, 0.00 Bathroom,  
Land on 1.24 Acres

NONE, Rural Athabasca County, Alberta

Hereâ€™s your opportunity to let your imagination run wild. If you desire a weekend retreat or forever home, this acreage will provide enough space and privacy to make your dreams a reality. 1.24 acres only a short walk to the Athabasca River, 5 minute quad ride to crown land, or 10 minutes to the Athabasca Golf Course, one of northern Albertaâ€™s premiere 18 hole golf courses. Bordering 3.21 acres of municipal reserve to the west, this is one of the best lots this subdivision has to offer. Gentle rolling hills, mostly mature bush with a gated driveway and small clearing already done. Green seacan is included for extra storage. Come see for yourself what this area has to offer!



## Essential Information

MLS® #	A2209459
Price	\$45,900
Bathrooms	0.00
Acres	1.24
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Lot 3, 221056 Township Road 670
Subdivision	NONE

City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B5

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	24
Zoning	CR

### **Listing Details**

Listing Office	3% REALTY PROGRESS
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