

# \$55,000 - 5108 53 Street, Wandering River

MLS® #A2236627

**\$55,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.22 Acres

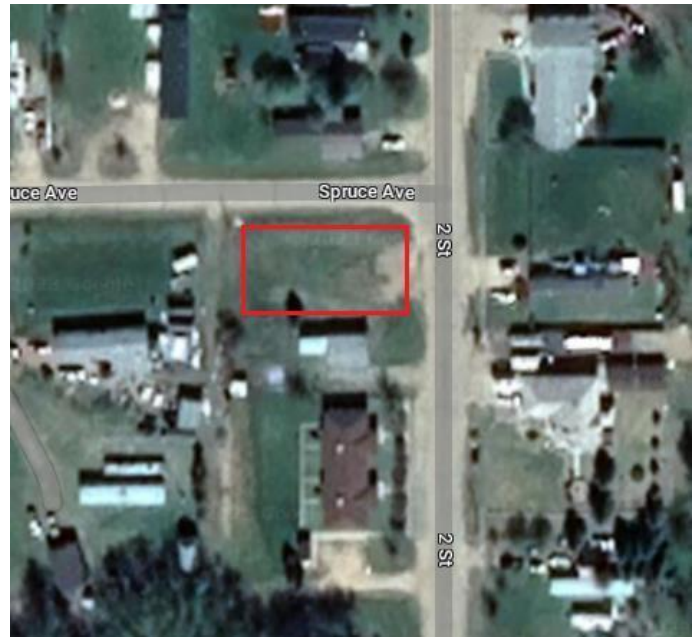
Wandering River, Wandering River, Alberta

Welcome to an exceptional opportunity in the heart of the peaceful hamlet of Wandering River. This 9,121 sq ft vacant lot offers a rare chance to start fresh with a builder's blank canvas—ideal for a manufactured home or a custom-built residence designed to your exact needs.

Set in a tidy and established neighborhood, this fully serviced lot is ready to go. Water and sewer lines are already on site, and power is easily accessible with lines adjacent to the property. Even better, a gas line will be re-installed at no additional cost to the buyer, making for a truly turnkey build site.

Wandering River is a charming, close-knit community known for its friendly atmosphere and small-town lifestyle. With schools, shops, and recreation nearby, you'll enjoy both tranquility and convenience in one location.

Whether you're looking to build your first home, downsize, or invest in a growing area, this property is priced to sell and won't last long. Take advantage of this affordable opportunity and secure your spot in one of Alberta's hidden gems.



## Essential Information

MLS® #	A2236627
Price	\$55,000
Bathrooms	0.00
Acres	0.22
Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	5108 53 Street
Subdivision	Wandering River
City	Wandering River
County	Athabasca County
Province	Alberta
Postal Code	T0A 3M0

### **Additional Information**

Date Listed	July 1st, 2025
Days on Market	54
Zoning	LDR

### **Listing Details**

Listing Office	RE/MAX Connect
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