

# \$33,000 - 7, 654036 Rge Rd 222, Athabasca

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MLS® #A2252455

**\$33,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.01 Acres

NONE, Athabasca, Alberta

Attention Investors, Home Builders! Country Residential Vacant Lot just over an acre, located in the Subdivision of Bison Ridge, minutes from Athabasca. The lot offers power, natural gas and town water at the property line. This quiet country subdivision is partially fenced, features access to a trail system that borders the Tawatinaw Valley, a look out where you may see the Bison grazing in the pasture below. Minutes to all in town amenities and the many lakes and crown land in the area. There are Restrictive Building Design/ Size Covenants on these lots and a copy is available upon request.

## Essential Information

MLS® #	A2252455
Price	\$33,000
Bathrooms	0.00
Acres	1.01
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	7, 654036 Rge Rd 222
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta



Postal Code            T9S 2A5

**Additional Information**

Date Listed            August 28th, 2025  
Zoning                 CR1

**Listing Details**

Listing Office            RE/MAX LA BICHE REALTY

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