

# \$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
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### 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	156
Zoning	CR

### Listing Details

Listing Office	3% REALTY PROGRESS
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