



**GRASSROOTS**  
REALTY GROUP

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**4 Township Road 670**  
**Rural Athabasca County, Alberta**

**MLS # A2223567**



**\$27,000**

**Division:** NONE

**Lot Size:** 5.04 Acres

**Lot Feat:** -

**By Town:** Athabasca

**LLD:** 5-67-22-W4

**Zoning:** CR

**Water:** None, Private

**Sewer:** -

**Utilities:** -

Allendale Estates has 6 country residential acreage lots (being sold separately) from 4.8 to 6.3 acres. This one is a 5.04-acre parcel (lot 4). This subdivision is the only one in the county offering lots of this size. Most comparable country residential acreage subdivisions in our area have lots averaging an acre in size. In Allendale Estates, the lots are an average of 5 acres or more and provide ample room for a large home, garage, and accessory shop if necessary. Two beautiful homes have already been built in this subdivision. If you have been thinking of building, it is worth a look. Priced to Sell! Price plus GST. Building restrictions are in place for the type of building and the timeline for building.