



**GRASSROOTS**  
REALTY GROUP

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**#6, 660023 Range Road 224  
Rural Athabasca County, Alberta**

**MLS # A2230164**



**\$69,900**

**Division:** NONE

**Lot Size:** 1.49 Acres

**Lot Feat:** -

**By Town:** Athabasca

**LLD:** 4-66-22-W4

**Zoning:** CR

**Water:** None

**Sewer:** -

**Utilities:** -

One of the last three lots remaining. This Lot 6 is 1.49 acres, fully treed, and is tucked in towards the back of the subdivision. Just off pavement. Buy a lot in the gorgeous Copper Ridge Estates in Athabasca County, with no requirement to build. Build now, build in the future, or flip it when everything is sold out. The homes already built in the neighborhood create a tidy and peaceful place to live and thrive. Copper Ridge is less than 5 minutes south of Athabasca and is paved to the entrance of the subdivision. Its on the banks of the Tawatinaw Valley, and, as such, is a beautiful rolling haven.