



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5404 Poplar Lane  
Athabasca, Alberta**

**MLS # A2233892**



**\$58,000**

**Division:** Athabasca Town

**Lot Size:** 0.31 Acre

**Lot Feat:** Level, Open Lot

**By Town:** -

**LLD:** -

**Zoning:** R1

**Water:** -

**Sewer:** -

**Utilities:** -

Build your new home on this spacious 13,374 square foot lot located in the Wood Heights sub-division! This flat, fully usable lot offers space for a variety of building styles and layouts. Whether you're looking to build a single-family home with a large yard or have that extra garage space, this lot gives you the flexibility to create exactly what you want. Town services are available at the lot line in a great location. This lot will definitely check all the boxes on your list.