



**GRASSROOTS**  
REALTY GROUP

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**221054 670 Township**  
**Rural Athabasca County, Alberta**

**MLS # A2234230**



**\$43,900**

**Division:** NONE

**Lot Size:** 1.08 Acres

**Lot Feat:** -

**By Town:** Athabasca

**LLD:** 2-67-22-W4

**Zoning:** CR1

**Water:** None

**Sewer:** -

**Utilities:** -

Whether you're envisioning a quiet weekend escape or planning to build your dream home, this 1.08-acre parcel offers the ideal combination of space, privacy, and natural surroundings. Nestled just a short walk from the scenic Athabasca River, this property is also only minutes away by quad from nearby crown land and close to the renowned 18-hole Athabasca Golf & Country Club, as well as excellent fishing and boating opportunities. Located just 1.5 hours from Edmonton, this lot offers a rare chance to enjoy nature without sacrificing convenience. One of the finest and most unique lots in the subdivision, due to being one of the only lots with mostly mature spruce tree-covered landscape with a gently natural rolling hill. Plus, the wide approach with culvert, driveway and few tree openings already in place, saving you time, money and effort in the development process. Don't miss your chance to own a piece of Alberta's natural beauty—come explore the potential today!