



GRASSROOTS
REALTY GROUP

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

**SE-16-69-22-4 Township Road 692
Athabasca, Alberta**

MLS # A2235519



\$84,900

Division: NONE

Lot Size: 9.88 Acres

Lot Feat: -

By Town: -

LLD: 16-69-22-W4

Zoning: A

Water: -

Sewer: -

Utilities: -

Recreational Paradise ‐ Nearly 10 Acres Near Calling Lake Discover the ultimate outdoor getaway with this beautifully laid-out recreational property spanning nearly 10 acres. Thoughtfully cleared to accommodate multiple RVs, this treed lot offers a magical retreat perfect for adventurers and nature lovers alike. Just a short ride to Calling Lake, you'll enjoy easy access to excellent fishing, boating, and water recreation. A short walk brings you to vast stretches of crown land—offering endless opportunities to explore, hike, or ride, all while enjoying peace and privacy in a natural setting. Whether you're seeking a weekend escape or a basecamp for year-round adventure, this private haven is a rare find.