



GRASSROOTS
REALTY GROUP

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**Township RD 694 Range Road 210
Athabasca, Alberta**

MLS # A2239839



\$219,900

Division: NONE

Lot Size: 79.50 Acres

Lot Feat: -

By Town: -

LLD: 36-69-21-W4

Zoning: AU

Water: -

Sewer: -

Utilities: -

Located north of Athabasca near the county line, this 80-acre parcel sits at the very end of a quiet no-exit road, offering true seclusion and access to thousands of acres of surrounding Crown land stretching across Athabasca County and the MD of Opportunity. With a mix of mature trees, this property is a dream for hunters, outdoor enthusiasts, and those simply looking to disconnect. A large water body borders the land, and a creek runs through the opposite corner, adding to the natural beauty and drawing wildlife year-round. Whether you're seeking a base for hunting season or a long-term land investment, this property checks the boxes. There's already a shed on site that could be converted into a rustic little hunter's cabin or storage for your gear. And with popular fishing lakes like Calling, Rock Island, and Orlof nearby, your next outdoor adventure is always just around the corner. They're not making any more land so consider the possibility. Remote, raw, and ready for whatever you imagine.