



**GRASSROOTS**  
REALTY GROUP

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**Lot 2 Part of NW-33-65-22-W4  
Rural Athabasca County, Alberta**

**MLS # A2244952**



**\$79,000**

**Division:** NONE

**Lot Size:** 4.10 Acres

**Lot Feat:** -

**By Town:** Athabasca

**LLD:** 33-65-22-W4

**Zoning:** CR

**Water:** None

**Sewer:** -

**Utilities:** -

4.1 acres in a desirable location under 5 minutes south of Athabasca off Aspen Ridge Road. An added bonus for any outdoor fanatic, it's within walking distance to crown land and a 9 hole golf course. Located on a dead end road, property is completely covered in mature spruce and poplar, with a small cutline just off the approach. Ready to be customized to fit your personal requirements. Pins are in and marked.