



GRASSROOTS
REALTY GROUP

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Lot 15 Range Rd 170
Wandering River, Alberta

MLS # A2276535



\$90,000

Division: Wandering River

Lot Size: 0.48 Acre

Lot Feat: Brush, Cleared, Few Trees, Gazebo, Lawn, Level, Near Golf Course, No

By Town: Wandering River

LLD: 30-71-16-W4

Zoning: CR

Water: -

Sewer: Holding Tank

Utilities: Electricity, Sewer

PRICED TO SELL!! MOTIVATED SELLER!!! A 0.48-acre country residential lot just steps from the Wandering River Golf Course clubhouse and first hole. Country residential lots in Wandering River are a hot commodity, and this one stands out for its unbeatable location, flexible zoning, and ready-to-go infrastructure. Zoned Country Residential (CR), this property allows for permanent homes, seasonal dwellings, and recreational use. UP TO 3 RV'S! You can build a home, use the land for weekend getaways, or park up to three recreational vehicles—making it ideal for a wide range of lifestyles and long-term plans. This cleared lot is surrounded by mature trees that provide both beauty and privacy, with no neighbors behind you. It features a 1200-gallon septic tank already in place, two gravel parking pads with two electrical hookups, and year-round road access. Located within walking distance to the golf course and just minutes from Wandering River, the property also benefits from proximity to potable water fill-up stations, schools, parks, gas stations, restaurants, and convenience stores. The community offers all the essentials while still feeling like a private retreat. Only two hours from Fort McMurray and halfway to Edmonton, it's a perfect spot for full-time living, a seasonal getaway, or a strategic investment in Alberta land. This lot checks all the boxes for flexibility, usability, and long-term value. Whether you're building your future home or investing in a versatile parcel of land, this is one opportunity you won't want to miss. Contact for more details or directions.