



GRASSROOTS
REALTY GROUP

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**Lot 4 Canyon Road
Athabasca, Alberta**

MLS # A2292708



\$74,500

Division: NONE

Lot Size: 6.05 Acres

Lot Feat: -

By Town: Athabasca

LLD: 6-66-22-W4

Zoning: CR

Water: -

Sewer: -

Utilities: -

6.05 acres on Canyon Road - Haley's Point. With only a minute drive to town limits, this would be a great place to make your home. Most of the land is flat, already open and ready to be developed. No expensive clearing required. West side has a small ravine with flowing creek at the bottom, would be a perfect spot to relax and listen to the water. Keep the full acreage for yourself or subdivide into multiple smaller lots. Property is structured to be sub-dividable into 1 acre parcels (subject to county approval). So many possibilities. Natural gas line crosses the property. Full structure plan available. No restrictive covenants on title, price is plus gst.