



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**Lot 4 Canyon Road  
Athabasca, Alberta**

**MLS # A2212510**



**\$79,900**

**Division:** NONE

**Lot Size:** 6.05 Acres

**Lot Feat:** -

**By Town:** Athabasca

**LLD:** 6-66-22-W4

**Zoning:** CR

**Water:** -

**Sewer:** -

**Utilities:** -

Haley's Point - 6.05 acres on Canyon Road. Mainly flat, cleared and ready for development. Desirable location only a couple minutes to town, borders a scenic treed ravine along the west boundary. 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. Price is plus gst.