



#20 654036 Rge Rd 222 Rural Athabasca County AB

\$63,500

Lot 17 at Bison Ridge! Imagine building your dream home with the entire west exposure overlooking the Tawatinaw Valley where you can see for miles. One of the most desirable lots in the subdivision with a view that is something postcards are made of and ready for you to make your dreams a reality. The Bison Ridge subdivision is just minutes to Athabasca where you have a partially cleared 1.04 acre lot ready for you to build your dream home. Gas, power and MUNICIPAL WATER are right at the property line. The lot backs on to the graveled trail system around the west and south side of the subdivision and to the lookout point with absolutely breathtaking, unobstructed views of the valley. The lot is still partially treed giving you privacy from neighboring lots. This is an absolutely fantastic place to build with a view you will never get tired of. Lot 16 is also for sale.

Listing Presented By:



Originally Listed by:
Royal Lepage County Realty

alexw@royallepage.ca
<https://www.advanced1.ca>

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

jmattie@telusplanet.net