



Roll: 425332010  
Rural Legal: NW-33-65-22-4  
Urban Legal: 1921756 2 1  
Address:

## 1 Part of NW-33-65-22-W4 Rural Athabasca County Alberta

\$97,500

4.1 acres under 5 minutes to Athabasca, within walking distance to a 9 hole golf course and 480 acres of crown land for your enjoyment. Mostly mature spruce and poplar, with a large clearing approximately 1 acre ready to develop. 2 sheds come with the property, approach is already in, and survey pins marked. Power along the road. Ideal location on a dead end road with no through traffic. Price is plus GST. (id:6769)

Listing Presented By:



Originally Listed by:  
3% REALTY PROGRESS



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