



## 6204451 1 Athabasca Alberta

\$220,000

Tucked away just off the pavement down a peaceful private road, this beautiful 58-acre parcel offers the perfect balance of privacy, nature, and convenience -- only 10 minutes south of town. Surrounded by stunning valley scenery and natural beauty, the property features picturesque trails winding throughout the land, creating the ideal setting for outdoor enthusiasts, nature lovers, or anyone dreaming of a quiet escape from the busy pace of everyday life. An approach with drainage is already in place along with a small cleared area, giving buyers a head start whether they envision building their dream home, creating a private retreat, bringing in a cabin, or simply enjoying the land recreationally. With endless potential and a serene setting that's hard to find, this is your opportunity to own a truly special piece of countryside paradise. (id:6769)

Listing Presented By:



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