



## Lot 3 Forest Road (RR 214) Rural Athabasca County AB

\$199,900

A blank slate is what you get with this unique 50.29 acre parcel in FOREST ESTATES, a short 5 minutes east of Athabasca. Subdivide it into additional lots; leave it as a complete parcel for private development...the choice is yours. Plus, no restrictive covenants are on title, so you are not limited to any architectural restrictions. The north half of the property was originally slated for additional lots at Forest Estates, so some selective clearing has happened in the past opening up the land, yet preserving a nice mix of open and trees. The south half of the property wasn't selectively cleared, so offers a denser stand of trees. Power and gas are at the road. So much opportunity so close to Athabasca.

Listing Presented By:



Originally Listed by:  
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