



## Rural Athabasca County Alberta

\$284,900

PLEASANTVIEW - DEEDED 145 ACRES! FULLY FENCED & GATED PASTURE/ OR RECREATIONAL LAND! Fully fenced & gated pasture mix land with power at the road. Mixture of hay (previously crop), bush, and a creek. Some treed section has been logged. Location is surrounded by farmland & crownland. A great spot for wildlife, PRIME HUNTING (elk, moose, deer & more) if you are looking for that. You could park your RV or build your dream for recreational or full time living. To just enjoy the country life & recreation this area brings. Great recreational area! with nearby Calling Lake, Athabasca River, crownland.. golf course and amenities in town. On the school bus route for kids. approx 30min to nearby Athabasca or Grassland, 45min to Boyle. Approx 2 hours to Edmonton, 2.5 hours to Fort McMurray. \*\*more photos to come\*\* (id:6769)

Listing Presented By:



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