

# \$155,000 - Sw-35-71-17-w4, Rural Athabasca County

MLS® #A2094649

**\$155,000**

0 Bedroom, 0.00 Bathroom,  
Land on 160.00 Acres

NONE, Rural Athabasca County, Alberta

A FULL QUARTER SECTION - 160 ACRES - OVER 2/3rds TREED - right beside Crown Land. Near Wandering River with easy access to highway 63 to Fort McMurray (2 hours), and Edmonton (2.5 hours). This property has it all - some farmland, some cleared land for your dream acreage or RV camping, and all the forest you can ask for - nestled right against Crown Land. Enjoy the nearby lakes and amazing recreational opportunities the area has to offer. Even base your business there. The only limit is what you can dream up!



## Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | A2094649        |
| Price      | \$155,000       |
| Sold Price | \$95,000        |
| Bathrooms  | 0.00            |
| Acres      | 160.00          |
| Type       | Land            |
| Sub-Type   | Industrial Land |
| Status     | Sold            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | Sw-35-71-17-w4         |
| Subdivision | NONE                   |
| City        | Rural Athabasca County |
| County      | Athabasca County       |
| Province    | Alberta                |
| Postal Code | T0A 3M0                |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 21st, 2023 |
| Date Sold      | January 21st, 2024  |
| Days on Market | 60                  |
| Zoning         | Heavy Industrial    |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | 3% REALTY PROGRESS |
|----------------|--------------------|

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