

\$98,000 - Wse-35-71-17-w4, Rural Athabasca County

MLS® #A2094650

\$98,000

0 Bedroom, 0.00 Bathroom,
Land on 80.00 Acres

NONE, Rural Athabasca County, Alberta

PRIVATE WOODED 80 ACRES adjacent to Crown Land near Wandering River. This property has so much potential - almost anything you can dream up for the future! Or park your RV and start using it right away... the perfect retreat for any recreation - a wooded paradise with lakes nearby. The property has private roads roughed around the perimeter and dividing it in 3 sections - you can develop or divide it over time - or just enjoy it all for yourself. Mostly treed, but with plenty of cleared land for your acreage plans. You could even base your business there with easy access to highway 63 to Fort McMurray (2 hours), and Edmonton (2.5 hours). This rare one-of-a-kind, private, half quarter section, is waiting for you to start building memories.

Essential Information

MLS® #	A2094650
Price	\$98,000
Sold Price	\$152,000
Bathrooms	0.00
Acres	80.00
Type	Land
Sub-Type	Industrial Land
Status	Sold

Community Information

Address Wse-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
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.