

# \$224,900 - 240 Golden Sands (240 174032 Twp Rd 653.7), Rural Athabasca County

MLS® #A2221339

**\$224,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.94 Acres

North Buck Lake, Rural Athabasca County,  
Alberta

VACANT LAND IN GOLDEN NODDING at North Buck Lake!! This well sought after area is rare to come by and now is your opportunity to secure your summer fun! This .94 Acre corner LOT is just a short walk or ride to the boat launch and public swimming area and is next to the fully treed Environmental Reserve offering extra privacy. The area is known for fishing, swimming, boating and quad trail riding right out your front door and awesome community spirit throughout the subdivision. This LOT has power, 1600 GAL septic tank and no building restrictions so you don't have to build if you do not want to. You can bring your camper, set up and enjoy- stress free! Comes with a heat shack, 5 sheds for all your toys.



## Essential Information

|            |              |
|------------|--------------|
| MLS® #     | A2221339     |
| Price      | \$224,900    |
| Sold Price | \$172,500    |
| Bathrooms  | 0.00         |
| Acres      | 0.94         |
| Type       | Land         |
| Sub-Type   | Recreational |
| Status     | Sold         |

## Community Information

|             |                                            |
|-------------|--------------------------------------------|
| Address     | 240 Golden Sands (240 174032 Twp Rd 653.7) |
| Subdivision | North Buck Lake                            |
| City        | Rural Athabasca County                     |
| County      | Athabasca County                           |
| Province    | Alberta                                    |
| Postal Code | T0A 0M0                                    |

### **Amenities**

|            |                 |
|------------|-----------------|
| Waterfront | Lake Privileges |
|------------|-----------------|

### **Exterior**

|                 |                                                                  |
|-----------------|------------------------------------------------------------------|
| Lot Description | Corner Lot, Cleared, Few Trees, Gentle Sloping, Lake, Landscaped |
|-----------------|------------------------------------------------------------------|

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | May 16th, 2025       |
| Date Sold      | September 24th, 2025 |
| Days on Market | 131                  |
| Zoning         | res                  |
| HOA Fees       | 0.00                 |

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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