

**851 Wolf Trail  
Sandy Lake, Alberta**

**MLS # A2245579**



**\$49,900**

**Division:** NONE

**Lot Size:** 1.87 Acres

**Lot Feat:** Backs on to Park/Green Space, Brush, Cleared, Level, Many Trees, No

**By Town:** -

**LLD:** -

**Zoning:** R1C

**Water:** -

**Sewer:** -

**Utilities:** -

Discover this pristine 1.87-acre property located in the Hamlet Of Sandy Lake, offering the perfect spot to build your dream residence, cozy cottage, or set up your RV for memorable getaways. The generous lot size provides ample space for outdoor activities while maintaining privacy. Swimming, fishing, and water sports during summer months, while winter brings possibilities for ice fishing and snowmobiling. Conveniently located just 90 minutes from the town of Athabasca and a half hour from Wabasca. Situated along the scenic Highway #813 north of Calling Lake Provincial Park, this location offers the best of lakeside living. The surrounding natural landscape provides a picturesque backdrop for your future home or retreat, with mature trees offering shade and wildlife viewing opportunities throughout the seasons.