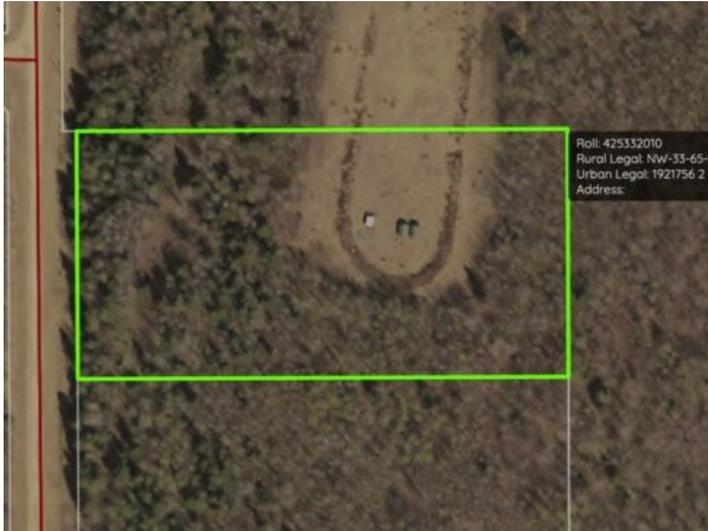


Lot 1 Part of NW-33-65-22-W4 Rural Athabasca County, Alberta

MLS # A2280603



\$97,500

Division: NONE

Lot Size: 4.10 Acres

Lot Feat: Corners Marked, Rectangular Lot

By Town: Athabasca

LLD: 33-65-22-W4

Zoning: CR

Water: None

Sewer: -

Utilities: -

4.1 acres under 5 minutes to Athabasca, within walking distance to a 9 hole golf course and 480 acres of crown land for your enjoyment. Mostly mature spruce and poplar, with a large clearing approximately 1 acre ready to develop. 2 sheds come with the property, approach is already in, and survey pins marked. Power along the road. Ideal location on a dead end road with no through traffic. Price is plus GST.