\$119,900 - 0 2422103 Block 1 Lot 1, Wandering River

MLS® #A2178568

\$119,900

0 Bedroom, 0.00 Bathroom, Land on 12.45 Acres

Wandering River, Wandering River, Alberta

You have to check out this 12.45 acre piece of property!! Just minutes from Wandering River, AB, this property has treed areas for privacy, wildlife, ATV'ing and walking trails, and also has approx 1.5 acres of cleared space that could be used as a potential yard/building site, camping etc. Power and gas are available at the property line. Property is close enough to Hwy 63 that there is minimal gravel road, but far enough that the highway noise is not a bother. 3 kms away from a beautiful 18 hole golf course, close to crown land with quadding trails and ample wildlife watching opportunities. A fresh produce market is minutes away, with all the homegrown produce you can imagine. The hamlet of Wandering River is a couple minutes away, bosting several amenities, including, but not limited to: gas stations, food store, liquor store, A&W, Burger King, Senior's Center, Youth Center, School, Playground, trailer dumping station, water station, Fire & Rescue Services, ball diamonds, curling rink, and a community library. Come and visit this property to see how it could be an ideal recreational piece of land (on your own or to share with others), or as a possible location to set up a beautiful country home!!



Essential Information

MLS® #	A2178568	
Price	\$119,900	

Bathrooms	0.00		
Acres	12.45		PLAN No. 242 2103 DYTHE AND REGISTERD
Туре	Land	AL 1/4 SICE	он <u>Осторен 17, 2024</u> източногт и <u>в 242 299 407</u> <u>- 4. Sectores</u> - <u>А. Sectores</u>
Sub-Type	Recreational	6	RALES.
Status	Active	the second se	
Community Infor	mation	The second secon	ARTIGULATIONT. Na Productante La Na Market
Address	0 2422103 Block 1 Lot 1	5 974 9744	REATED INFORMATION
Subdivision	Wandering River	- wew	1/10000 1/1 dis-interest more a some max and door ether the true sources max and d
City	Wandering River	10 11 11 11 11 11 11 11 11 11 11 11 11 1	AND A CONTRACT OF A CONTRACT O
County	Athabasca County	1.00 ALL 1.00	An annual an annual an annual an annual a Annual annual
Province	Alberta	1772-100	$\frac{\text{AFEX INTERCEPS.}}{\text{Tright the last (a total - the bit + digit - the the last)}}{\text{Tright the last }}$
Postal Code	T0A3M0	107 / J	DESCRIPTIVE PLAN
Amenities		PLAN DOC-0023 2640 PLAN 3053 P X ²⁰ P ²³ ALLONACE	PART OF S.W. 1/4 SEC.5 - TWP.72 - RGE.16 - WHM ATHABASCA COUNTY D. WLOCK ALS 2024
Utilities	Electricity at Lot Line, Natura	a	Model State State State Model April 198 State State State Model April 198 State State State Model April 198 State State State
Exterior			The year puller of an est heady repair war(iel) (4-58).
Lot Description	Many Trees, Near Golf Cour	٤_	
Additional Inform	nation		-
Date Listed	November 12th, 2024		
Days on Market	252	16. /4 80. / 1997 2 - ASE 17 - Wei 	100-6 16 - ниц Тий 72 - 102 11
Zoning	AG	en alter	
Listing Details			the state
Listing Office	People 1st Realty		

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S.H. 1/4 SEC.6 72 - ROL16 -NW 174 SEC 31