

# \$64,500 - 48, 654036 Range Road 222, Rural Athabasca County

MLS® #A2199141

**\$64,500**

0 Bedroom, 0.00 Bathroom,  
Land on 1.09 Acres

NONE, Rural Athabasca County, Alberta

A harmonious blend of modern comforts in the country, partially cleared 1.09 acre lot with POWER, NATURAL GAS and MUNICIPAL WATER already at the property line. Majority of the subdivision remains heavily treed to provide privacy, and has nearby access to the Trans Canada Trail System that runs along the valley. If you enjoy spending your spare time outdoors, Athabasca County has an abundance of lakes and crown land, only a short drive in any direction will have something for you. Centrally located only minutes from Athabasca, 1 hr 20 min to St Albert, and 3 hrs to Fort McMurray. To truly appreciate this beautiful and quiet subdivision, be sure to experience the trail system that borders the valley. The lookout platform is a great place to take in the amazing views of the valley. Subdivision is partially fenced. You won't find a more affordable opportunity to build a home in the country.

## Essential Information

MLS® #	A2199141
Price	\$64,500
Bathrooms	0.00
Acres	1.09
Type	Land
Sub-Type	Residential Land



Status Active

### Community Information

Address 48, 654036 Range Road 222  
Subdivision NONE  
City Rural Athabasca County  
County Athabasca County  
Province Alberta  
Postal Code T9S 2A5

### Additional Information

Date Listed March 3rd, 2025  
Days on Market 42  
Zoning CR

### Listing Details

Listing Office 3% REALTY PROGRESS

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