

# \$175,000 - Range Road 231, Rural Athabasca County

MLS® #A2214821

**\$175,000**

0 Bedroom, 0.00 Bathroom,  
Land on 62.07 Acres

NONE, Rural Athabasca County, Alberta

Private and spacious 62 acres - the convenience of less than 20 minutes from Athabasca - but the peace and quiet, and silence, of almost no human activity... With over 30 treed acres (with clearings) this is the perfect recreational property - or start planning your dream home. Tie to utilities on the road, or it's the perfect location for off-grid living! There's already a 3 acre fenced garden area, and another 2 acres fence-posted for a yard. The corner of the property touches onto Crown Land, where there's a trail to access the Athabasca River. Only 3 miles from the Peace River/Trans Canada trail system - it's the perfect location for the outdoor enthusiast - sledding, ATV, hunting, camping. The property includes an 18' Travelaire Rustler camping trailer for you to start using it this fall... plan your cabin in the woods... or your forever home!

## Essential Information

MLS® #	A2214821
Price	\$175,000
Bathrooms	0.00
Acres	62.07
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information



Address	Range Road 231
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0G 0R0

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	21
Zoning	A-Agriculture

### **Listing Details**

Listing Office	3% REALTY PROGRESS
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