

**Lot Z 44 Avenue  
Athabasca, Alberta**

**MLS # A2227377**



**\$299,900**

**Division:** Athabasca Town

**Lot Size:** 22.19 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R1

**Water:** -

**Sewer:** -

**Utilities:** -

Check out this opportunity: A 22-acre parcel bordering the established and desirable community of Cornwall Estates in Athabasca. This is a rare chance to invest in land with real development potential in a town where vacant building lots are no longer available and rental properties are few and far between. Whether you're looking to expand the existing subdivision, develop future residential housing, build purpose-built rentals, or hold the land as a long-term investment, this property is well-positioned to grow in value as the community continues to evolve. Athabasca is seeing steady growth, with new businesses, restaurants, and national retail chains making their way into town. Located within walking distance of many of these new amenities, this parcel offers both convenience and connectivity for future homeowners or tenants. The need may not be urgent, but the demand is rising. Forward-thinking investors and developers will see the opportunity to secure land now and be ready for what may be ahead.