

**Lot 1 Township Road 663
Rural Athabasca County, Alberta****MLS # A2234121****\$69,000****Division:** NONE**Lot Size:** 2.99 Acres**Lot Feat:** -**By Town:** Athabasca**LLD:** 14-66-23-W4**Zoning:** AU**Water:** None**Sewer:** -**Utilities:** -

This property is a blank canvas with no restrictive covenants on title. 2.99 acres with an open country view, already cleared and ready to be developed. Centrally located only a minute to town limits, the Athabasca University, High School and Community Multiplex. Nearby access to crown land, and numerous lakes. Plenty of space for a year round home and shop, or if you prefer something a little more recreational. Power line runs along the north side of the property, mature trees border the west boundary offering some privacy. The time to invest in your future is now.