

**PT-NW-6-66-22-W4**  
**Rural Athabasca County, Alberta****MLS # A2241783****\$249,000****Division:** NONE**Lot Size:** 116.75 Acres**Lot Feat:** -**By Town:** Athabasca**LLD:** 6-66-22-W4**Zoning:** SR**Water:** None**Sewer:** -**Utilities:** None

EPIC RECREATIONAL WILDERNESS...ONE OF A KIND! Within walking distance from Athabasca University, you can enjoy the serene beauty of the Muskeg Creek Canyons and the privacy this 116 acre parcel provides. NW corner was logged several years ago and the regrowth will provide perfect browse for wildlife over the next few years. The remainder of the land is heavy timber and canyons, giving you a mountain feel. Great hunting. Perfect cabin spots. WOW. Access to the property is via a road allowance; so from the Athabasca University, turn right and go past the multiplex. Go to RR 225.5, then go south for 1 mile, then 1/2 mile west on TWP RD 662. Follow directional signs. Price is plus GST.