

**7, 654036 RGE RD 222
Athabasca, Alberta**

MLS # A2252455



\$33,000

Division: NONE

Lot Size: 1.01 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: CR1

Water: -

Sewer: -

Utilities: -

Attention Investors, Home Builders! Country Residential Vacant Lot just over an acre, located in the Subdivision of Bison Ridge, minutes from Athabasca. The lot offers power, natural gas and town water at the property line. This quiet country subdivision is partially fenced, features access to a trail system that borders the Tawatinaw Valley, a look out where you may see the Bison grazing in the pasture below. Minutes to all in town amenities and the many lakes and crown land in the area. There are Restrictive Building Design/ Size Covenants on these lots and a copy is available upon request.