

**665059 Range Road 230
Rural Athabasca County, Alberta****MLS # A2278891****\$325,000****Division:** NONE**Lot Size:** 37.20 Acres**Lot Feat:** -**By Town:** Athabasca**LLD:** 31-66-22-W4**Zoning:** CR4**Water:** None**Sewer:** -**Utilities:** -

Investment alert! 37.2 Acres of developable land in an established bare land condo close to Athabasca. Just minutes north of town, there are proposed plans with this land for 45 additional lots for cabins, manufactured homes or RV's starting at 3/4 of an acre along with a community garden, washroom facilities, outdoor pool area and parking lot. Gas and power are available but are not yet installed. The land can be sold as part of the condominium corporation or could be segregated and sold as fee simple ownership.