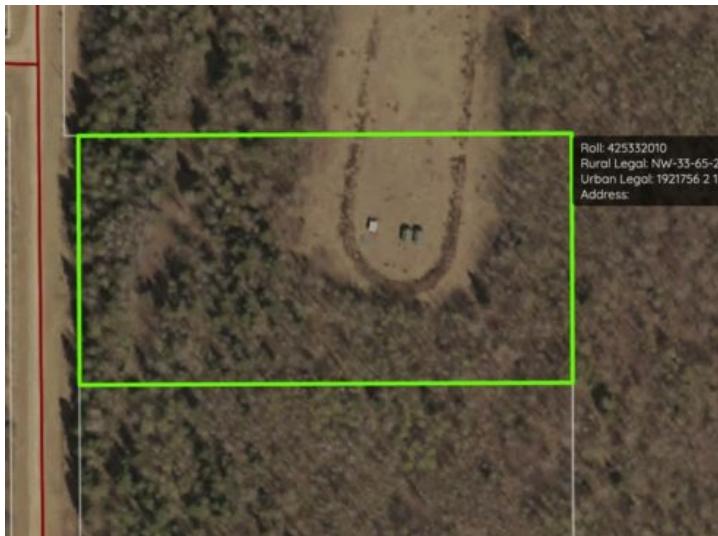


**Lot 1 Part of NW-33-65-22-W4  
Rural Athabasca County, Alberta****MLS # A2280603****\$97,500****Division:** NONE**Lot Size:** 4.10 Acres**Lot Feat:** Corners Marked, Rectangular Lot**By Town:** Athabasca**LLD:** 33-65-22-W4**Zoning:** CR**Water:** None**Sewer:** -**Utilities:** -

4.1 acres under 5 minutes to Athabasca, within walking distance to a 9 hole golf course and 480 acres of crown land for your enjoyment. Mostly mature spruce and poplar, with a large clearing approximately 1 acre ready to develop. 2 sheds come with the property, approach is already in, and survey pins marked. Power along the road. Ideal location on a dead end road with no through traffic. Price is plus GST.