

**816 Misstassiniy Road  
Wabasca, Alberta****MLS # A2197799****\$110,000**

Division: NONE

Lot Size: 8.42 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: R1D

Water: -

Sewer: -

Utilities: -

Rare 8.42 acre site located across from the lake on Misstassiniy Rd. The site is generally treed and in it's natural stage (with no approach off of the municipal road) . A utility right-of-way runs parallel to Mistassiniy Road and there is a small pipeline right-of-way in the northwest corner of the site. Neither of these are expected to be an impediment to future development of the site for single-family residential purposes. Great location, and what a view!