\$139,900 - 0 2422103 Block 1 Lot 1, Wandering River

MLS® #A2178568

\$139,900

0 Bedroom, 0.00 Bathroom, Land on 12.45 Acres

Wandering River, Wandering River, Alberta

You have to check out this 12.45 acre piece of property!! Just minutes from Wandering River, AB, this property has treed areas for privacy, wildlife, ATV'ing and walking trails, and also has approx 1.5 acres of cleared space that could be used as a potential yard/building site, camping etc. Power and gas are available at the property line. Property is close enough to Hwy 63 that there is minimal gravel road, but far enough that the highway noise is not a bother. 3 kms away from a beautiful 18 hole golf course, close to crown land with quadding trails and ample wildlife watching opportunities. A fresh produce market is minutes away, with all the homegrown produce you can imagine. The hamlet of Wandering River is a couple minutes away, bosting several amenities, including, but not limited to: gas stations, food store, liquor store, A&W, Burger King, Senior's Center, Youth Center, School, Playground, trailer dumping station, water station, Fire & Rescue Services, ball diamonds, curling rink, and a community library. Come and visit this property to see how it could be an ideal recreational piece of land (on your own or to share with others), or as a possible location to set up a beautiful country home!!



Essential Information

| MLS® # | A2178568 |
|--------|-----------|
| Price | \$139,900 |

| Bathrooms | 0.00 | | |
|-------------------|---------------------------------|--|--|
| Acres | 12.45 | | PLAN No. 242 2103 DIVIDED AND REQUIRED |
| Туре | Land | SL 1/4 SEC. | CNOCIDDER 17. 2024 INSTRUMENT No. 242. 259. 407 |
| Sub-Type | Recreational | 6 | NALLS. |
| Status | Active | and the second second | |
| Community Infor | mation | The second secon | Addition Actions |
| Address | 0 2422103 Block 1 Lot 1 | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | KGITKO JAKOA. Nadi D'Al Mark |
| Subdivision | Wandering River | - wew | Lappe. In dia high ether the scheme texts which lack ether the scheme texts which lack ether are provided tools which lack ether are provided tools which lack ether are scheme texts //////////////////////////////////// |
| City | Wandering River | 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1 | NUTL: Automatical and and control in an annual Schwart and an annual and an annual and an annual Schwart and a strong and young and the strong and the schwart may be a schwart and an annual and an annual and an annual and an annual and an a schwart may be a schwart and an annual and an annual and an annual and an annual and an a schwart may be a schwart and an an annual and an annual an annual and an annual annual an annual an annual an annual annual an annual An annual an annual an an annual an annual an an an an |
| County | Athabasca County | n-seo atra al | i na nanana wa kutoka 10 kutok Malalia 10 kutoka |
| Province | Alberta | 12 5 5 8/4 PLAN 702-0088 | $\frac{ATL_{1}, MTATOM}{MTA, W_{2}MT, W_{2}MT, W_{3}} = \frac{1}{200} (1 + 100.0) + 100.0 + 100.00 +$ |
| Postal Code | T0A3M0 | N/W FLAX 712-0888 | DESCRIPTIVE PLAN |
| Amenities | | ROLE (FLAM 1063 P 2 ⁻⁴⁷ 0 ⁻³⁷ ALLONANCY | PART OF S.W. 1/4 SEC.6 - TWP.72 - ROE.16 - WHM ATHABASCA COUNTY |
| Utilities | Electricity at Lot Line, Natura | | Second Rull web (\$400.046) SOLE 1300 Second Rull (\$400.046) SoLE 1300 |
| Exterior | | | Too WIDN ERROR US. BID FEL EMPEGA ABOTA MORE/INC ETH-CRE |
| Lot Description | Many Trees, Near Golf Cour | ٤ | |
| Additional Inform | nation | | |
| Date Listed | November 12th, 2024 | | |
| Days on Market | 162 | 100 72 - ACC 17 - Weak 144 - 170 - 1 | СС6 6-яни 1947.72 - Косле 1947.72 - Косле |
| Zoning | AG | 100 LUI 100 LU | |
| Listing Details | | | to a new particular and the second seco |
| Listing Office | People 1st Realty | | |

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S.H. 1/4 SEC.6 72 - ROL16 -NW 174 SEC 31