

# \$170,000 - Part Of Nw-22-67-22-w4, Rural Athabasca County

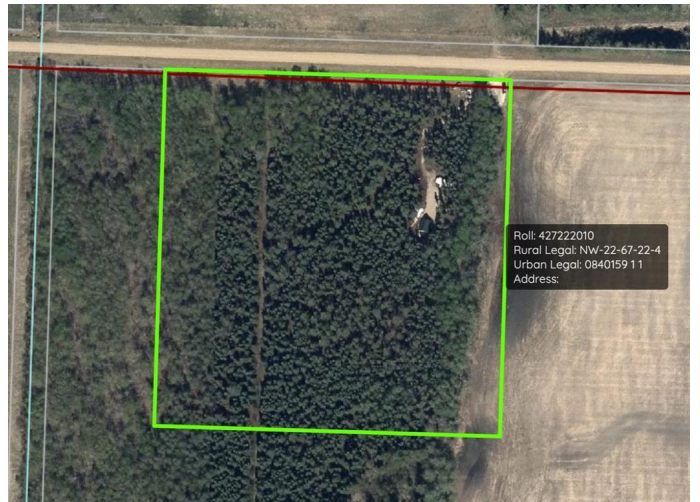
MLS® #A2216874

**\$170,000**

0 Bedroom, 0.00 Bathroom,  
Land on 10.18 Acres

NONE, Rural Athabasca County, Alberta

Appreciate complete privacy surrounded by nature. 10.18 acres under 10 minutes to town, just a short quad ride from your door step to the Athabasca River and crown land. The majority of this property is untouched with the exception of a windy driveway through the trees, opening up to a small clearing where the youâ€™ll see the beginning stages of a secluded getaway. 16 ft x 16 ft cabin on skids, and 2005 fifth wheel trailer are already onsite and ready for you to start enjoying today.



## Essential Information

MLS® #	A2216874
Price	\$170,000
Bathrooms	0.00
Acres	10.18
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Part Of Nw-22-67-22-w4
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B7

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	25
Zoning	AG

**Listing Details**

Listing Office	3% REALTY PROGRESS
----------------	--------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.