## \$119,900 - 0 2422103 Block 1 Lot 1, Wandering River

MLS® #A2178568

## \$119,900

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	\$119,900

Bathrooms	0.00		
Acres	12.45		PLAN No. 242 2103 DUTUED NO REGISTERED
Туре	Land	the 1/4 tiles	ON_OCIODER 17. 2024 NITRUBUNT No. 262 209 407 A.C. SCIARUCE A.A.A.A.S.
Sub-Type	Recreational	6	NALES.
Status	Active	and the second second	
Community Infor	mation	The second secon	AMERICA AND AND A
Address	0 2422103 Block 1 Lot 1	623-0000 6	KOSTNELIMETA. And DOM Millert
Subdivision	Wandering River	- wew	LCDDD:  Init con-strategiction from its biology    Init con-strategiction from its biology
City	Wandering River	101-101 11-1011 11-1011	NUTE: • A data with the set of control (1)
County	Athabasca County	and and a	A A A A A A A A A A A A A A A A A A A
Province	Alberta	551-CTC	$\frac{AELA MENANTIMI,}{min k min k mi $
Postal Code	T0A3M0	R/W FLAN 762-0688	DESCRIPTIVE PLAN
Amenities		PLAN 002-0023	PART OF S.W. 1/4 SEC.6 - TWP.72 - R0E.16 - WHM ATHABASCA COUNTY
Utilities	Electricity at Lot Line, Natura		Sevent nutries  scub 1300
Exterior			Dar wahn lannen 1%. Dar fall seintich Alaties Principie) in-Lat
Lot Description	Many Trees, Near Golf Cour	٤_	
Additional Inform	nation		
Date Listed	November 12th, 2024		
Days on Market	278	1007.72 - ACC 1/4 SCC.1 1007.72 - ACC 1/7 - WHA 	Кж. 1/4 5006 - нини Тив/72 – 452.15 –
Zoning	AG	and the second	
Listing Details			Province of the second
Listing Office	People 1st Realty		

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S.H. 1/4 SEC.6 NW 174 SEC 31