\$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 ENTRES AND REGISTRED
Туре	Land	St. 1/4 secs.	ONOCIODER 17.2024 INSTRUMENT No.242.259.407 <u>J. Salamuer</u>
Sub-Type	Recreational	6	NALES
Status	Active	a par nuar 135	(Territoria)
Community Infor	mation	The second secon	ARRIGOLISTICE We Proto Refer Sale and Cart
Address	0 2422103 Block 1 Lot 1	4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	REALED ANDA
Subdivision	Wandering River	- wew	LODGE In die energeneuest neue a soone mee water bester ere te mit werden mee water water soone mee werden aan soone mee
City	Wandering River	17-16 17-16	AVER. A vide and even in an original () () manually use that a final sector of the
County	Athabasca County	n an an an	Statistics of a selection of the selecti
Province	Alberta	177-109	$\label{eq:approximation} \begin{array}{l} \mbox{All Labels} & \mbox{All Labels} \\ \mbox{all Labels} & \mbox{all Labels} & \mbox{all Labels} \\ \mbox{all Labels} & \mbox{all Labels} & \mbox{all Labels} \\ \hline \hline & \mbox{all Labels} \\ \hline & $
Postal Code	T0A3M0	8/9 FLAN 712-0688	DESCRIPTIVE PLAN
Amenities		2000 01.01 363 9 2 0 0 ALLONACE	PART OF S.W. 1/4 SEC.6 - TWP.72 - ROE.16 - WHM ATHABASCA COUNTY D. W.SOK.ALS 2004
Utilities	Electricity at Lot Line, Natura		201000 / 2010 /
Exterior			
Lot Description	Many Trees, Near Golf Cour	٤_*	
Additional Inform	nation		
Date Listed	November 12th, 2024		1 1 1
Days on Market	178	THE 72 - 502 17 - WHI 	1026 16-яни 1м/12 - Косте
Zoning	AG	and the second sec	
Listing Details			tere na
Listing Office	People 1st Realty		du. 1 /

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