

# \$350,000 - Township Road 640, Perryvale

MLS® #A2224431

**\$350,000**

0 Bedroom, 0.00 Bathroom,  
Land on 160.00 Acres

Perryvale, Perryvale, Alberta

Escape to your very own outdoor haven with this stunning recreational quarter, ideally situated amidst vast stretches of pristine Crown land. This exceptional property is a dream come true for outdoor enthusiasts, hunters, hikers, and anyone seeking a peaceful retreat away from the bustle of daily life.

Wander through the rolling terrain and youâ€™ll find abundant signs of thriving wildlifeâ€”including whitetail deer, moose, and elkâ€”making this an ideal location for wildlife observation or a private hunting getaway. Adjacent to the property lies a Crown quarter featuring a tranquil lake, a natural water source that draws game and enhances the beauty and serenity of the area. Whether youâ€™re seeking solitude, outdoor adventure, or a private nature escape, this property offers unmatched opportunity and potential in the heart of the wild.



## Essential Information

MLS® #	A2224431
Price	\$350,000
Bathrooms	0.00
Acres	160.00
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Township Road 640
Subdivision	Perryvale
City	Perryvale
County	Athabasca County
Province	Alberta
Postal Code	T0G0R0

## Additional Information

Date Listed	May 24th, 2025
Days on Market	32
Zoning	Ag

## Listing Details

Listing Office	RE/MAX EXCELLENCE
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