

\$199,900 - Lot 3 Forest Road (rr 214), Rural Athabasca County

MLS® #E4403702

\$199,900

0 Bedroom, 0.00 Bathroom,
Rural on 50.29 Acres

None, Rural Athabasca County, AB

A blank slate is what you get with this unique 50.29 acre parcel in FOREST ESTATES, a short 5 minutes east of Athabasca. Subdivide it into additional lots; leave it as a complete parcel for private development...the choice is yours. Plus, no restrictive covenants are on title, so you are not limited to any architectural restrictions. The north half of the property was originally slated for additional lots at Forest Estates, so some selective clearing has happened in the past opening up the land, yet preserving a nice mix of open and trees. The south half of the property wasn't selectively cleared, so offers a denser stand of trees. Power and gas are at the road. So much opportunity so close to Athabasca. GST applies to the sale price.

Essential Information

| | |
|-----------|-----------------|
| MLS® # | E4403702 |
| Price | \$199,900 |
| Bathrooms | 0.00 |
| Acres | 50.29 |
| Type | Rural |
| Sub-Type | Vacant Lot/Land |
| Status | Active |

Community Information



| | |
|-------------|----------------------------|
| Address | Lot 3 Forest Road (rr 214) |
| Area | Rural Athabasca County |
| Subdivision | None |
| City | Rural Athabasca County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9S 1C4 |

Exterior

Exterior Features No Through Road, Not Fenced, Treed Lot

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 25th, 2024 |
| Days on Market | 338 |
| Zoning | Zone 60 |

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Listing information last updated on July 28th, 2025 at 11:02pm MDT