

# **\$324,000 - 221047 Township Road 654, Rural Athabasca County**

MLS® #E4436446

**\$324,000**

0 Bedroom, 0.00 Bathroom,

Rural on 142.38 Acres

None, Rural Athabasca County, AB

For more information, please click on "View Listing on Realtor Website". 142.38 acres of picturesque, rolling land located approximately 6 miles from Athabasca. 1/2 mile west of Hwy 827. Gorgeous views of the Tawatinaw Valley with numerous walking trails to enjoy outdoor pursuits all year round. Hay is produced on approx 52 acres of the property and the undeveloped portion boasts mature trees, a grassy meadow, as well as a natural spring. There are roughly 5 acres of flat, fenced land along the road that was used for horse pasture. All services are readily available to build your dream home! Power + telephone are both located at the roadside and a natural gas distribution pipeline runs through the property. The Municipal water pipeline also runs across the quarter, providing the opportunity to connect to reliable, treated water. GST is applicable.



## **Essential Information**

MLS® #	E4436446
Price	\$324,000
Bathrooms	0.00
Acres	142.38
Type	Rural

Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	221047 Township Road 654
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 0A1

### Exterior

Exterior Features	Flat Site, Private Setting, Shopping Nearby
-------------------	---

### Additional Information

Date Listed	May 14th, 2025
Days on Market	31
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 14th, 2025 at 4:17am MDT