

# \$69,000 - Lot 1 Township Road 663, Rural Athabasca County

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MLS® #A2234121

**\$69,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.99 Acres

NONE, Rural Athabasca County, Alberta

This property is a blank canvas with no restrictive covenants on title. 2.99 acres with an open country view, already cleared and ready to be developed. Centrally located only a minute to town limits, the Athabasca University, High School and Community Multiplex. Nearby access to crown land, and numerous lakes. Plenty of space for a year round home and shop, or if you prefer something a little more recreational. Power line runs along the north side of the property, mature trees border the west boundary offering some privacy. The time to invest in your future is now.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2234121         |
| Price     | \$69,000         |
| Bathrooms | 0.00             |
| Acres     | 2.99             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | Lot 1 Township Road 663 |
| Subdivision | NONE                    |
| City        | Rural Athabasca County  |

|             |                  |
|-------------|------------------|
| County      | Athabasca County |
| Province    | Alberta          |
| Postal Code | T9S 1L4          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 2               |
| Zoning         | AU              |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | 3% REALTY PROGRESS |
|----------------|--------------------|

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