\$119,900 - 0 2422103 Block 1 Lot 1, Wandering River

MLS® #A2178568

\$119,900

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	\$119,900

Bathrooms	0.00		
Acres	12.45		PLAN No. 242 2103
Туре	Land	St 1/s mcs	ON_OCIDENT 17, 2024 INSTRUMENT No. 242 (259 407) <u>A.G. 80209888</u> N.A.L.7.2.
Sub-Type	Recreational	6	RALES.
Status	Active	aye nue 135	
Community Infor	mation	Statement of the statem	AND DO A STORTS
Address	0 2422103 Block 1 Lot 1	4000 - 200	EditTUR, IMCR. Indit TOTA Black
Subdivision	Wandering River	- wew	Libbo: Model Section 1000000 Model Section 1000000 Section 1000000 Section 10000000 Section 100000000 Section 1000000000000 Section 1000000000000000 Section 1000000000000000000000000000000000000
City	Wandering River	10)-411 11-11-11 11-11-11-11 11-11-11-11-11-1	NUTRA - ALL AUFLITURE REL ANT CANNEL (3.5) - ALL AUFLITURE REL AUFLITURE (3.5) - ALL AUFLITURE (3.5) - ALL AUFLITURE REL AUFLITURE REL AUFLITUR
County	Athabasca County		Schullenbergen, S. K. 2009 Schullenbergen, and S. S. 2000 Schullenbergen, Schullenbergen, Schullenbergen, Schullenbergen, and S Schullenbergen, and Schullenbergen,
Province	Alberta	400 177-109	All a second case, where the set of the set r is the set of the set r is the set rest rest rest rest rest
Postal Code	ТОАЗМО	N/W PLAN TR2-DR38	DESCRIPTIVE PLAN
Amenities		PLAN 502-5823	PART OF S.W. 1/4 SEC.6 - THP.72 - R0E.16 - WHM ATHABASCA COUNTY 5. WLSDK, ALS 2024
Utilities	Electricity at Lot Line, Natura	aiAII II I I I I	State Control Control <thcontrol< th=""> <thcontrol< th=""> <thcon< td=""></thcon<></thcontrol<></thcontrol<>
Exterior			
Lot Description	Many Trees, Near Golf Cour	دے	
Additional Inform	nation		-
Date Listed	November 12th, 2024		1 1 1
Days on Market	244	THE 72 - 502 (7 - Weat 1/6 2)	ССС 5-ени тис.ту - Кос.те - н
Zoning	AG	and the second se	
Listing Details			to a second to a s
Listing Office	People 1st Realty	95 97 97 97 97 97 97 97 97 97 97 97 97 97	

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