# \$299,900 - Lot Z 44 Avenue, Athabasca

MLS® #A2227377

### \$299,900

0 Bedroom, 0.00 Bathroom, Land on 22.19 Acres

Athabasca Town, Athabasca, Alberta

Check out this opportunity: A 22-acre parcel bordering the established and desirable community of Cornwall Estates in Athabasca. This is a rare chance to invest in land with real development potential in a town where vacant building lots are no longer available and rental properties are few and far between. Whether you're looking to expand the existing subdivision, develop future residential housing, build purpose-built rentals, or hold the land as a long-term investment, this property is well-positioned to grow in value as the community continues to evolve. Athabasca is seeing steady growth, with new businesses, restaurants, and national retail chains making their way into town. Located within walking distance of many of these new amenities, this parcel offers both convenience and connectivity for future homeowners or tenants. The need may not be urgent, but the demand is rising. Forward-thinking investors and developers will see the opportunity to secure land now and be ready for what may be ahead.







#### **Essential Information**

MLS® # A2227377
Price \$299,900

Bathrooms 0.00
Acres 22.19
Type Land

Sub-Type Residential Land

Status Active

## **Community Information**

Address Lot Z 44 Avenue

Subdivision Athabasca Town

City Athabasca

County Athabasca County

Province Alberta

Postal Code T9S 1N6

### **Additional Information**

Date Listed June 3rd, 2025

Days on Market 139

Zoning R1

### **Listing Details**

Listing Office ROYAL LEPAGE COUNTY REALTY

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.