\$139,900 - 0 2422103 Block 1 Lot 1, Wandering River

MLS® #A2178568

\$139,900

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	\$139,900

Bathrooms	0.00	-	
Acres	12.45		PLAN No. 242 2103 DYTER AND REDSTORD
Туре	Land	Se 1/4 sizes	ONOCIDBEN 17, 2024 INSTRUMENT IN. 242 259 4077
Sub-Type	Recreational	6	RALES.
Status	Active	a non 13	
Community Infor	mation	E STATE OF THE OWNER OWNER OF THE OWNER OWNE	NUMBER ADDRESS.
Address	0 2422103 Block 1 Lot 1	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	RODIEL JANDEL
Subdivision	Wandering River	- www	10000 11 (100-011) File 1 & Sone Test 11 (100-011) File 1 & Sone Test 11 (100-011) File 1 & Sone Test 11 (100-011) File 1 & File 11 (100-011) File
City	Wandering River	101-111 11-111	ALL AND A REAL AND A R
County	Athabasca County	a / M NJK 602	na manana ka balang ta ta dala sa sa sa sana sa
Province	Alberta	4389 41 772-409	Alls all and the set of the set
Postal Code	ТОАЗМО	N/W PLAN TR2-DR38	DESCRIPTIVE PLAN
Amenities		POINT FUN 302-023	РАЯТ ОГ 5.Ж. 1/4 SEC.6 – ТИР.72 – RGE.16 – W4M ATHABASCA COUNTY 6. MISON ALS 2014
Utilities	Electricity at Lot Line, Natura	AII II II II A	Image: Section 1.0 Control 1.0 Control 1.0 Section 1.0 Section 1.0 Section 1.0
Exterior			DOI WADY BARYY UT, BOI YEL KAMPOL AUDITA MIRECINO (H-201)
Lot Description	Many Trees, Near Golf Cour	٤	
Additional Inform	nation		
Date Listed	November 12th, 2024		1 1 1
Days on Market	168	THER 2 - ADD 17 - WHAT THE 2 - ADD 17 - ADD	КСС 5 С-яна Тай 72 – КСС 14
Zoning	AG	and the second sec	
Listing Details			the man
Listing Office	People 1st Realty	001 8000 8000 8000 8000 8000 8000 8000	

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