

# \$47,500 - 5404 Spruce Avenue, Wandering River

MLS® #A2077900

**\$47,500**

0 Bedroom, 0.00 Bathroom,  
Land on 0.18 Acres

NONE, Wandering River, Alberta

Rare treed lot in Wandering River - an easy walk to Wandering River School, and easy access to Highway 63. Amenities, recreation, shops, restaurants nearby - and golfing only 5 minutes down the road. Services are right to the lot for simple hookup. Enjoy building your dreams on this quiet cul-de-sac, in the family-friendly hamlet of Wandering River.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2077900         |
| Price     | \$47,500         |
| Bathrooms | 0.00             |
| Acres     | 0.18             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5404 Spruce Avenue |
| Subdivision | NONE               |
| City        | Wandering River    |
| County      | Athabasca County   |
| Province    | Alberta            |
| Postal Code | T0A 3M0            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2023 |
| Days on Market | 711                 |



Zoning                      Hamlet Residential

**Listing Details**

Listing Office              3% REALTY PROGRESS

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