\$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 INTER AND REGISTRED
Туре	Land	AL 1/2 MCA	CNOSIDDER 17, 2024_ NSTRUMENT No. 242 209 407 <u>A Safety No. 242 209 407</u> <u>A Safety No. 242 209 407</u> <u>A Safety No. 242 209 407</u>
Sub-Type	Recreational	6	NALLS.
Status	Active	and the second se	
Community Infor	mation	The second secon	Addition Action22
Address	0 2422103 Block 1 Lot 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	KGITUD JAKJA. Nadi Dirik Shari
Subdivision	Wandering River	- wew	Lisbec Million - Annotation mail
City	Wandering River		NUTER
County	Athabasca County	n-seo atra al	in a source of a second s
Province	Alberta	17 5 50 8/4 PLAN 702-0088	$\frac{AH_{2,2}}{M^{2}} \frac{M^{2}AM^{2}}{M^{2}} \frac{M^{2}}{M^{2}} = \frac{1}{M^{2}} \left(y_{1}^{2} \frac{M^{2}}{M^{2}} - \frac{M^{2}}{M^{2}} \right) + \frac{M^{2}}{M^{2}} + \frac{1}{M^{2}} +$
Postal Code	ТОАЗМО	N/W FLAG 712-0888	DESCRIPTIVE PLAN
Amenities		ROG RUM 3003 PX #2 ALLOWING	PART OF S.W. 1/4 SEC.6 - TWP.72 - ROE.16 - WHM ATHABASCA COUNTY
Utilities	Electricity at Lot Line, Natura		December (null weak) sector.tell adold 1 3000
Exterior		-	DOI WIDH SIMPLY UT. BOI FEIL SAMPLO, AUDIA. HORE/TRO ITH-URF
Lot Description	Many Trees, Near Golf Cour	٤	
Additional Inform	nation		-
Date Listed	November 12th, 2024	1.1	
Days on Market	285	766 1/2 500.17 www. 766 1/2 - 600.17 - www. 186 1/2 - 600.17 - www.	1026 16-1989 1981 1/2 - 502/16
Zoning	AG	10 11 10 11 10 10 10 10 10 10 10 10 10 1	
Listing Details			the second se
Listing Office	People 1st Realty		

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