

\$324,000 - 221047 Township Road 654, Rural Athabasca County

MLS® #E4436446

\$324,000

0 Bedroom, 0.00 Bathroom,
Rural on 142.38 Acres

None, Rural Athabasca County, AB

For more information, please click on "View Listing on Realtor Website". 142.38 acres of picturesque, rolling land located approximately 6 miles from Athabasca. 1/2 mile west of Hwy 827. Gorgeous views of the Tawatinaw Valley with numerous walking trails to enjoy outdoor pursuits all year round. Hay is produced on approx 52 acres of the property and the undeveloped portion boasts mature trees, a grassy meadow, as well as a natural spring. There are roughly 5 acres of flat, fenced land along the road that was used for horse pasture. All services are readily available to build your dream home! Power + telephone are both located at the roadside and a natural gas distribution pipeline runs through the property. The Municipal water pipeline also runs across the quarter, providing the opportunity to connect to reliable, treated water. GST is applicable.



Essential Information

MLS® #	E4436446
Price	\$324,000
Bathrooms	0.00
Acres	142.38
Type	Rural

Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	221047 Township Road 654
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 0A1

Exterior

Exterior Features	Flat Site, Private Setting, Shopping Nearby
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Additional Information

Date Listed	May 14th, 2025
Days on Market	54
Zoning	Zone 60

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Listing information last updated on July 7th, 2025 at 4:18am MDT