

# \$199,900 - Lot 3 Forest Road (rr 214), Rural Athabasca County

MLS® #E4403702

**\$199,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 50.29 Acres

None, Rural Athabasca County, AB

A blank slate is what you get with this unique 50.29 acre parcel in FOREST ESTATES, a short 5 minutes east of Athabasca. Subdivide it into additional lots; leave it as a complete parcel for private development...the choice is yours. Plus, no restrictive covenants are on title, so you are not limited to any architectural restrictions. The north half of the property was originally slated for additional lots at Forest Estates, so some selective clearing has happened in the past opening up the land, yet preserving a nice mix of open and trees. The south half of the property wasn't selectively cleared, so offers a denser stand of trees. Power and gas are at the road. So much opportunity so close to Athabasca. GST applies to the sale price.

## Essential Information

MLS® #	E4403702
Price	\$199,900
Bathrooms	0.00
Acres	50.29
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information



Address	Lot 3 Forest Road (rr 214)
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 1C4

### **Exterior**

Exterior Features    No Through Road, Not Fenced, Treed Lot

### **Additional Information**

Date Listed	August 25th, 2024
Days on Market	284
Zoning	Zone 60

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Listing information last updated on June 4th, 2025 at 9:32pm MDT