## \$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
Туре	Land	St. 1/4 tics.	ONOSTODER 17. 2024 INSTRUMENT No. 242 259 407 I
Sub-Type	Recreational	6	NALES.
Status	Active	age nue 135	
Community Infor	mation	Statement of the statem	ARTIFICIAL ACTORN New Product and Participal activity
Address	0 2422103 Block 1 Lot 1	4000 - 200	EditIDE_MEDA
Subdivision	Wandering River	- wew	
City	Wandering River	10)-411 11-11-11 11-11-11-11 11-11-11-11-11-1	HITER • OLL APPETRE MA ANY ANY DATA • OLL APPETRE AND ANY ANY ADDRESS OF A SECOND ANY ADDRESS ADDRES
County	Athabasca County		n na
Province	Alberta	400 177-109	and strategies are consistent with the constant $\tau$ , where $\tau$ and $\tau$ , the $\tau$ -
Postal Code	ТОАЗМО	N/W PLAN TR2-DR38	DESCRIPTIVE PLAN
Amenities		PLAN 502-5823	PART OF S.W. 1/4 SEC.6 - TWP.72 - R0E.16 - WHM ATHABASCA COUNTY 6. WLSOL ALS 2024
Utilities	Electricity at Lot Line, Natura	aiAII II I I I I	Description District <thdistrict< th=""> District Distrin District <thdistrict< th=""></thdistrict<></thdistrict<>
Exterior			
Lot Description	Many Trees, Near Golf Cour	٤	
Additional Inform	nation		
Date Listed	November 12th, 2024		1 1 1
Days on Market	188	THE 72 - 502 (7 - Weat 1/6 2)	RC6 5-emp 1wt/2_6(2):5-
Zoning	AG	and the second se	
Listing Details			ter a la contra de
Listing Office	People 1st Realty	95 97 97 97 97 97 97 97 97 97 97 97 97 97	

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