

# \$59,000 - 40, 654036 Rge Rd 222, Athabasca

MLS® #A2222005

**\$59,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.01 Acres

NONE, Athabasca, Alberta

Attention Investors, Home Builders!  
One of Three Country Residential Vacant Lots just over an acre each, located in the Subdivision of Bison Ridge, minutes from Athabasca being offered by Unreserved, Online, Timed Auction June 24-26,2025. All lots offer power, natural gas and town water at the property line. This quiet country subdivision is partially fenced, features access to a trail system that borders the Tawatinaw Valley, a look out where you may see the Bison grazing in the pasture below. Minutes to all in town amenities and the many lakes and crown land in the area. There are Restrictive Building Design/ Size Covenants on these lots and a copy is available upon request. This is a mere posting the Seller reserves the right to sell by timed, unreserved Auction.

## Essential Information

MLS® #	A2222005
Price	\$59,000
Bathrooms	0.00
Acres	1.01
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address 40, 654036 Rge Rd 222



Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A5

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	31
Zoning	CR1

### **Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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