

# \$299,900 - Lot Z 44 Avenue, Athabasca

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MLS® #A2227377

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Land on 22.19 Acres

Athabasca Town, Athabasca, Alberta

Check out this opportunity: A 22-acre parcel bordering the established and desirable community of Cornwall Estates in Athabasca. This is a rare chance to invest in land with real development potential in a town where vacant building lots are no longer available and rental properties are few and far between. Whether you're looking to expand the existing subdivision, develop future residential housing, build purpose-built rentals, or hold the land as a long-term investment, this property is well-positioned to grow in value as the community continues to evolve. Athabasca is seeing steady growth, with new businesses, restaurants, and national retail chains making their way into town. Located within walking distance of many of these new amenities, this parcel offers both convenience and connectivity for future homeowners or tenants. The need may not be urgent, but the demand is rising. Forward-thinking investors and developers will see the opportunity to secure land now and be ready for what may be ahead.



## Essential Information

MLS® #	A2227377
Price	\$299,900
Bathrooms	0.00
Acres	22.19
Type	Land

Sub-Type	Residential Land
Status	Active

### Community Information

Address	Lot Z 44 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1N6

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	62
Zoning	R1

### Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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