## \$119,900 - 0 2422103 Block 1 Lot 1, Wandering River

MLS® #A2178568

## \$119,900

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	\$119,900

Bathrooms	0.00		
Acres	12.45		PLAN No. 242 2103 DUTERS NO REGISTERD
Туре	Land	St. 1/4 sec.e	ONOCIDERT 17. 2024 HSTRUMENT No. 242 259 407 
Sub-Type	Recreational	6	NALES.
Status	Active	1 A A A A A A A A A A A A A A A A A A A	
Community Infor	mation	The second secon	AND
Address	0 2422103 Block 1 Lot 1	5. 9000	RUEDIC JADIA NA INTERnet
Subdivision	Wandering River	- wew	Lippe: H dis-Artificial rect is some true Mid door if the true is access that Mid door if the true is access
City	Wandering River	101-101 111-101	HERE A
County	Athabasca County	ru a/1	Schultzbergen, S. A. 2009 Model Star Starting and American Starting and American Starting and American Street Str
Province	Alberta	100-107 100	$\frac{\text{AFEA INTERCEPTS}}{\text{Transmission}} = \frac{1}{1000} \frac{1}{1000} \frac{1}{1000} + \frac{1}{1000} \frac{1}{1000} + \frac{1}{1000} \frac{1}{100$
Postal Code	ТОАЗМО	N/W PLAN 712-008	DESCRIPTIVE PLAN
Amenities		PUM 502-383	PART OF S.W. 1/4 SEC.6 - TWP.72 - R0E.16 - WHM ATHABASCA COUNTY 0. WLSOL ALS 2024
Utilities	Electricity at Lot Line, Natura		Schemic AT, stage     Links     Excel     Links       Schemic AT, stage     Links     Excel     Links       Schemic AT, stage     Links     Excel     Links       Schemic AT, stage     Links     Links     Links
Exterior			
Lot Description	Many Trees, Near Golf Cour	٤	
Additional Inform	nation		-
Date Listed	November 12th, 2024		1 1 1
Days on Market	265	70672 - 602.07 - 944	КС6 5-ени 1947.72 - КСС16 -
Zoning	AG	and the second sec	
Listing Details			tere a se
Listing Office	People 1st Realty		

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