

# \$59,000 - 52, 654036 Rge Rd 222, Athabasca

MLS® #A2222001

**\$59,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.06 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® #    | A2222001         |
| Price     | \$59,000         |
| Bathrooms | 0.00             |
| Acres     | 1.06             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

Address 52, 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 | 38             |
| Zoning         | CR1            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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