

# **\$95,500 - 5 221048 Twp Rd 670, Rural Athabasca County**

MLS® #E4436475

**\$95,500**

0 Bedroom, 0.00 Bathroom,  
Rural on 1.04 Acres

Tanglewood Ridge, Rural Athabasca County,  
AB

Escape the city and discover this 1.04-acre lot with stunning Athabasca River views in Tanglewood Ridge—just 1.5 hours from Edmonton and minutes north of Athabasca. This eco-conscious subdivision of approx. 30 lots was designed for geothermal heating/cooling and off-grid living, perfect for a weekend retreat or full-time residence. The property features power at the lot line, DRILLED WELL, water holding tanks, a septic holding tank, and a new culvert for driveway access. Propane or other efficient alternatives may be added. Build your dream cabin or home in a peaceful setting with year-round recreation—golfing with friends at the Athabasca Golf & Country Club just 5 minutes away, fishing, boating, cross-country skiing, and ATVing, all at your doorstep. Enjoy private, sustainable living with nearby schools, shopping, and amenities. Embrace tranquility without sacrificing convenience. This is your chance to invest in a river-view getaway that feels remote—but isn't. Now is the time!

## **Essential Information**

MLS® #	E4436475
Price	\$95,500



Bathrooms	0.00
Acres	1.04
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	5 221048 Twp Rd 670
Area	Rural Athabasca County
Subdivision	Tanglewood Ridge
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 1C3

### Exterior

Exterior Features	Corner Lot, Private Setting, Ravine View, River Valley View, River View, Shopping Nearby, See Remarks
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### Additional Information

Date Listed	May 14th, 2025
Days on Market	80
Zoning	Zone 60

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Listing information last updated on August 2nd, 2025 at 5:47pm MDT