

## \$184,000 - Nw-28-64-22-4, Rural Athabasca County

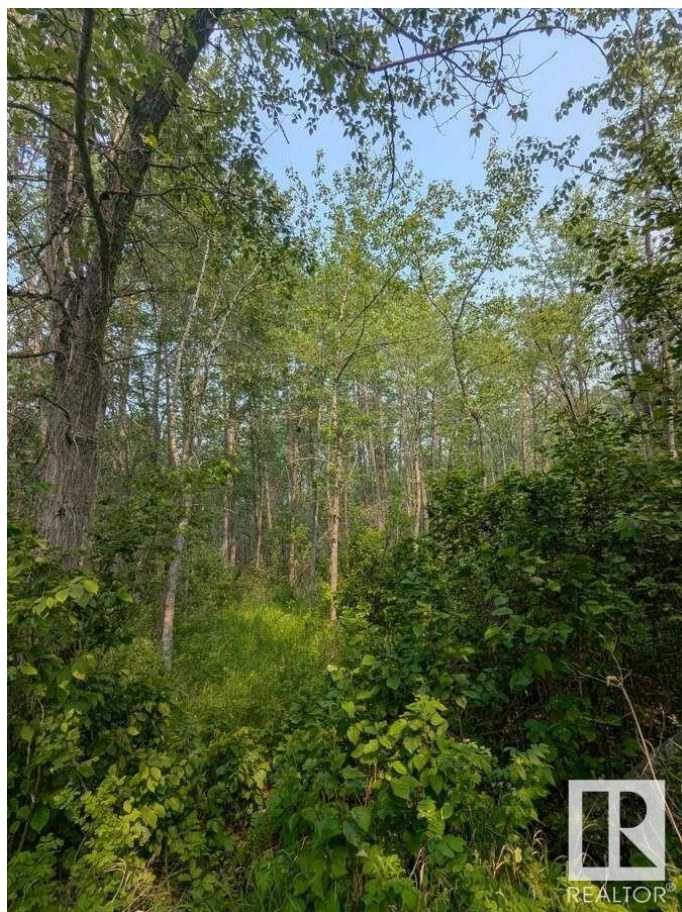
MLS® #E4448105

**\$184,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 160.00 Acres

None, Rural Athabasca County, AB

For more information, please click on "View Listing on Realtor Website". Embrace the beauty of nature with this exceptional 160 acre recreational quarter, just a short 15 minutes from Athabasca. Easily accessed via a service road 800 meters off gravel. Perfect for outdoor enthusiasts, hunters, or anyone seeking a peaceful retreat, this property offers an escape from the ordinary. Wander through rolling terrain, where thriving wildlife—whitetail deer, moose, and elk—roam freely, great for wildlife observation or private hunting. A seasonal river meanders through the land, providing a natural water source that attracts game. The wildlife has formed an array of natural walking trails, making it a prime location for year-round outdoor activities. Whether you're seeking solitude, adventure, or simply the serenity of nature, this property offers an excellent opportunity to reconnect with the wild. Zoned Agricultural, located 6 kilometers east of Highway 2. Surface Land Lease (Natural Gas).



### Essential Information

MLS® #	E4448105
Price	\$184,000
Bathrooms	0.00
Acres	160.00
Type	Rural

Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Nw-28-64-22-4
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 2B4

### Exterior

Exterior Features	Creek, No Through Road, Not Fenced, Private Setting, Recreation Use, Subdividable Lot, Treed Lot, See Remarks
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### Additional Information

Date Listed	July 16th, 2025
Days on Market	3
Zoning	Zone A

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Listing information last updated on July 19th, 2025 at 12:02pm MDT