

# \$185,000 - Lot 3 Forest Road (rr 214), Rural Athabasca County

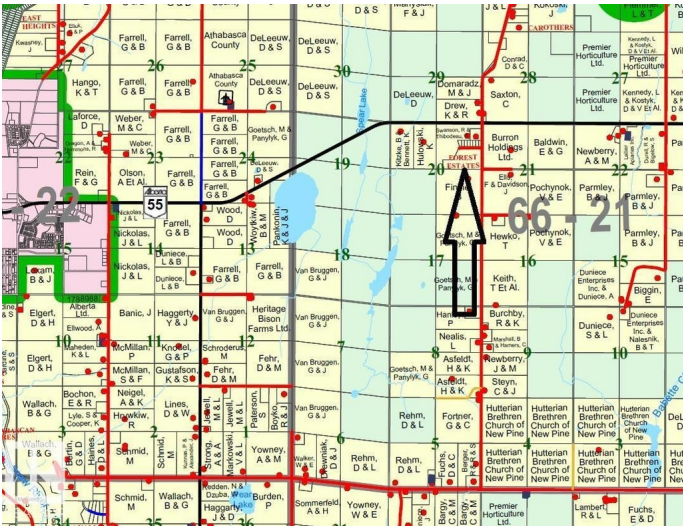
MLS® #E4453703

**\$185,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 50.23 Acres

None, Rural Athabasca County, AB

50.23 acres, 5 minutes east of Athabasca.  
Located in the Forest Estates Subdivision, this parcel provides you with many opportunities. Build your dream home right in the middle of the trees to give you privacy and seclusion; use the land as your recreational getaway; or if you are interested in development, subdivide the land into more lots. With NO restrictive covenants on title, so you are not limited to any architectural restrictions or building timelines. Power and gas are at the road. So much opportunity so close to Athabasca. GST applies to the sale price.



## Essential Information

MLS® #	E4453703
Price	\$185,000
Bathrooms	0.00
Acres	50.23
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	Lot 3 Forest Road (rr 214)
Area	Rural Athabasca County
Subdivision	None

City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 1C4

## Exterior

Exterior Features No Through Road, Not Fenced, Treed Lot

## Additional Information

Date Listed	August 19th, 2025
Days on Market	1
Zoning	Zone 60

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Listing information last updated on August 20th, 2025 at 8:47am MDT