\$69,895 - 5 221048 Twp Rd 670, Rural Athabasca County

MLS® #E4462349

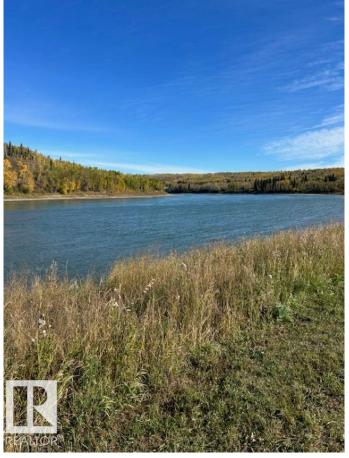
\$69,895

0 Bedroom, 0.00 Bathroom, Vacant Land on 1.04 Acres

Tanglewood Ridge, Rural Athabasca County, Alberta

Escape the city and discover this 1.04-acre lot with stunning Athabasca River views in Tanglewood Ridgeâ€"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 recreationâ€"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, Athabasca Healthcare Hospital & more. Embrace tranquility without sacrificing convenience. This is your chance to invest in a river-view getaway that feels remoteâ€"but isn't. Now is the time! (id:6289)





Essential Information

Listing # E4462349
Price \$69,895

Bathrooms 0.00

Acres 1.04

Type Vacant Land

Community Information

Address 5 221048 Twp Rd 670

Subdivision Tanglewood Ridge

City Rural Athabasca County

Province Alberta
Postal Code T9S1C3

Amenities

Amenities Shopping

Features Private setting, Corner Site, See remarks, Ravine

View Ravine view, Valley view

Listing Details

Listing Office RE/MAX River City





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Listing information last updated on October 21st, 2025 at 8:16am PDT