

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

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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 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, Athabasca Healthcare Hospital & more. 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! (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