

# \$268,000 - Ne-25-69 -21-w4, Athabasca

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MLS® #A2219621

**\$268,000**

0 Bedroom, 0.00 Bathroom,  
Land on 157.97 Acres

Athabasca Town, Athabasca, Alberta

Discover 157.97 acres of untouched beauty in this pristine quarter section of land, nestled in a peaceful and private setting.

This naturally forested property features a healthy mix of young forest growth, offering a rich ecosystem and vibrant wildlife habitat.

Several cut trails wind through the land, perfect for hiking, quadding, or simply enjoying the serene surroundings.

Backing directly onto crown land, this property expands your backyard into thousands of acres of wilderness, making it an ideal retreat for hunters, nature lovers, and outdoor enthusiasts. Whether you're looking to build a remote cabin, create a private campground, or just own a secluded piece of nature, this land offers exceptional recreational value at a fair price.

Quiet, private, and immersed in nature, this is your chance to own a rare piece of Alberta's wild beauty.



## Essential Information

MLS® #	A2219621
Price	\$268,000
Bathrooms	0.00
Acres	157.97
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Ne-25-69 -21-w4
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 0R0

## Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	A

## Listing Details

Listing Office	RE/MAX EXCELLENCE
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