

# \$145,000 - Nw-36-72 -17-4, Wandering River

MLS® #A2172654

**\$145,000**

0 Bedroom, 0.00 Bathroom,  
Land on 49.88 Acres

NONE, Wandering River, Alberta

49.88 acres of ideal recreational land, with approximately half cleared and half treed. This land is located in the pipeline corridor, which means, some future revenue "may" be expected. Example, the pipeline companies may do test holes and for that small disbursements are paid to the owners for any soil disturbances. In the meantime, you have access to 49.88 acres of land for camping, quadding, target shooting, hunting or setting up base camp. This property is adjacent to a gas plant but is mostly surrounded by crown land and great spot for recreation with a group.

Approx. 20 minutes north of the hamlet of Wandering River on the East side of the Hwy.



## Essential Information

MLS® #	A2172654
Price	\$145,000
Bathrooms	0.00
Acres	49.88
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Nw-36-72 -17-4
Subdivision	NONE
City	Wandering River
County	Athabasca County

Province	Alberta
Postal Code	T0A 3M0

**Additional Information**

Date Listed	October 10th, 2024
Days on Market	193
Zoning	AG

**Listing Details**

Listing Office	People 1st Realty
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