

# \$160,000 - Nw-29-63-23-w4, Rural Athabasca County

MLS® #A2246886

**\$160,000**

0 Bedroom, 0.00 Bathroom,  
Land on 160.00 Acres

NONE, Rural Athabasca County, Alberta

Discover 160 acres of raw, natural beauty nestled on the west side of Highway 2 near Perryvale, Alberta. This expansive parcel offers a serene mix of treed landscape, rolling terrain, and both high and low ground—perfect for those seeking seclusion, adventure, or a place to truly disconnect. Accessed via a right-of-way, this remote property is ideal for outdoor enthusiasts, hunters, or anyone looking to build an off-grid retreat. The area is well known for exceptional wildlife and hunting opportunities, making it a prime location for your private getaway or recreational basecamp. Whether you dream of building a rustic cabin or simply want to own a slice of Alberta wilderness, this property offers the space, privacy, and natural setting to make it happen. Located just an hour north of St. Albert and 20 minutes south of the Town of Athabasca.



## Essential Information

|           |              |
|-----------|--------------|
| MLS® #    | A2246886     |
| Price     | \$160,000    |
| Bathrooms | 0.00         |
| Acres     | 160.00       |
| Type      | Land         |
| Sub-Type  | Recreational |
| Status    | Active       |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | Nw-29-63-23-w4         |
| Subdivision | NONE                   |
| City        | Rural Athabasca County |
| County      | Athabasca County       |
| Province    | Alberta                |
| Postal Code | T9S 2A2                |

### **Amenities**

|           |      |
|-----------|------|
| Utilities | None |
|-----------|------|

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 1                |
| Zoning         | A                |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE COUNTY REALTY |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.