



## 642079 Range Road 231 , Rural Athabasca County, Alberta - \$850,000



Main Photo

### Property Description

Discover peace, solitude, and breathtaking views with this RARE opportunity to own 317 acres overlooking the stunning Tawatinaw Valley. The property includes a 3 bedroom, 2 bath home. 36x40 shop with concrete floors and power. You will find cutlines and trails, ravines, timber, and rolling topography that showcase the natural beauty of the land. Approximately 100 acres on the SW quarter and 30 acres on the NW quarter are cleared, plus approximately 80+ acres of pasture with the balance in trees. Additional features include a new drilled well (2021), older well for garden watering, well that is used to fill stock tank and even a couple pioneer houses on site. Situated at the end of a dead-end road, you'll enjoy unmatched privacy with no traffic—truly a once-in-a-lifetime opportunity.

### REALTOR Referral





REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: ROYAL LEPAGE COUNTY REALTY*



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