

## \$38,000 - Nw-34-66- 22-4, Rural Athabasca County

MLS® #E4425332

**\$38,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 1.30 Acres

Tanglewood Ridge, Rural Athabasca County,  
AB

Secluded Country Residential Lot - Perfect for  
Your Dream Home or Weekend Getaway\*\*

Nestled within a stunning boreal forest along a tranquil river, this exceptionally private country residential lot offers the ideal setting for those seeking serenity and natural beauty. Located just 10 minutes from a premier golf course and only an hour and a half north of Edmonton, this property combines convenience with the peaceful ambiance of nature. Whether you're looking to build your dream home or create a weekend retreat for your family, this lot provides the perfect canvas. Imagine waking up to the soothing sounds of the river, surrounded by towering trees and abundant wildlife. It's not just a place to live-it's a sanctuary for relaxation and a retreat from the hustle and bustle of city life. With easy access to outdoor activities and the luxury of privacy, this country lot is a rare find that promises both tranquility and convenience. Don't miss the opportunity to make this stunning natural escape your own.

### Essential Information

MLS® #	E4425332
Price	\$38,000
Bathrooms	0.00



Acres	1.30
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Nw-34-66- 22-4
Area	Rural Athabasca County
Subdivision	Tanglewood Ridge
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 1C4

### Exterior

Exterior Features Golf Nearby, Private Setting, Recreation Use, River Valley View

### Additional Information

Date Listed	March 11th, 2025
Days on Market	39
Zoning	Zone 60

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Listing information last updated on April 19th, 2025 at 6:17am MDT