

\$98,000 - Pt Ne-7-63-23-w4, Rural Athabasca County

MLS® #E4427204

\$98,000

0 Bedroom, 0.00 Bathroom,
Rural on 9.64 Acres

None, Rural Athabasca County, AB

Discover the perfect location and seize the opportunity to build your dream home or set up your recreational getaway on this 9.64-acre lot, located just over an hours drive north from St. Albert. Enjoy the convenience of a quick drive to Westlock and Athabasca by being only 30 minutes drive away from both communities; and only 10 minutes from the Hamlet of Rochester; which will offer you the conveniences of small town living with post office, general store, seniors center & active ag society. There is power running along the road frontage and natural gas line is right across the road. The property is currently fully treed; so you will be able to choose how to clear the trees for your oasis. The approach into the property is located at the NE corner of the property. Please note that GST is applicable to the sale price.

Essential Information

MLS® #	E4427204
Price	\$98,000
Bathrooms	0.00
Acres	9.64
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active



Community Information

Address	Pt Ne-7-63-23-w4
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T0G 1Z0

Exterior

Exterior Features Treed Lot

Additional Information

Date Listed	March 23rd, 2025
Days on Market	136
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 6th, 2025 at 6:32pm MDT