

# \$185,000 - Lot 3 Forest Road (rr 214), Rural Athabasca County

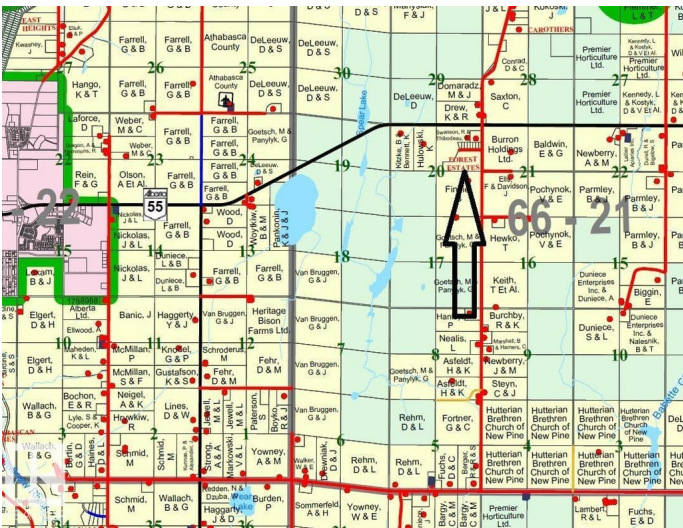
MLS® #E4453703

**\$185,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 50.23 Acres

None, Rural Athabasca County, AB

50.23 acres, 5 minutes east of Athabasca.  
Located in the Forest Estates Subdivision, this parcel provides you with many opportunities. Build your dream home right in the middle of the trees to give you privacy and seclusion; use the land as your recreational getaway; or if you are interested in development, subdivide the land into more lots. With NO restrictive covenants on title, so you are not limited to any architectural restrictions or building timelines. Power and gas are at the road. So much opportunity so close to Athabasca. GST applies to the sale price.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4453703        |
| Price     | \$185,000       |
| Bathrooms | 0.00            |
| Acres     | 50.23           |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | Lot 3 Forest Road (rr 214) |
| Area        | Rural Athabasca County     |
| Subdivision | None                       |

|             |                        |
|-------------|------------------------|
| City        | Rural Athabasca County |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9S 1C4                |

## Exterior

Exterior Features    No Through Road, Not Fenced, Treed Lot

## Additional Information

Date Listed            August 19th, 2025

Days on Market      69

Zoning                Zone 60

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Listing information last updated on October 27th, 2025 at 4:03pm MDT