

Courtesy Of Nigel A McLean Of RE/MAX River City

\$95,500 - 5 221048 Twp Rd 670, Rural Athabasca County

MLS® #E4436475

\$95,500

0 Bedroom, 0.00 Bathroom,
Rural on 1.04 Acres

Tanglewood Ridge, Rural Athabasca County,
AB

Escape the city and discover this 1.04-acre lot with stunning Athabasca River views in Tanglewood Ridge—just 1.5 hours from Edmonton and minutes north of Athabasca. This eco-conscious subdivision of approx. 30 lots was designed for geothermal heating/cooling and off-grid living, perfect for a weekend retreat or full-time residence. The property features power at the lot line, DRILLED WELL, water holding tanks, a septic holding tank, and a new culvert for driveway access. Propane or other efficient alternatives may be added. Build your dream cabin or home in a peaceful setting with year-round recreation—golfing with friends at the Athabasca Golf & Country Club just 5 minutes away, fishing, boating, cross-country skiing, and ATVing, all at your doorstep. Enjoy private, sustainable living with nearby schools, shopping, and amenities. Embrace tranquility without sacrificing convenience. This is your chance to invest in a river-view getaway that feels remote—but isn't™. Now is the time!

Essential Information

MLS® #	E4436475
Price	\$95,500



Bathrooms	0.00
Acres	1.04
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	5 221048 Twp Rd 670
Area	Rural Athabasca County
Subdivision	Tanglewood Ridge
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 1C3

Exterior

Exterior Features Corner Lot, Private Setting, Ravine View, River Valley View, River View, Shopping Nearby, See Remarks

Additional Information

Date Listed	May 14th, 2025
Days on Market	34
Zoning	Zone 60

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Listing information last updated on June 17th, 2025 at 3:32am MDT