

\$289,000 - Se-22-63-23-w4, Rural Athabasca County

MLS® #E4457680

\$289,000

0 Bedroom, 0.00 Bathroom,
Rural on 103.27 Acres

None, Rural Athabasca County, AB

Escape to your own private retreat with this 103.27-acre parcel located just 1 km south of the Hamlet of Perryvale, in the stunning Tawatinaw Valley. This fully treed property offers a beautiful mix of poplar & mature spruce, with a small open meadow perfect for immediate recreational use, whether it's camping, weekend getaways, or simply enjoying nature. The land features a sloping topography, providing character & unique building opportunities. Access into the property is via a driveway off a non-maintained road allowance, creating a private, secluded entrance. Property is also flanked by county road on both sides of the property. An older geodome structure is located just off the clearing, positioned into the hillside and surrounded by mature spruce. The geodome is in need of repair and requires extensive restoration work to bring it back to its glory days. A flowing artesian well (semi developed) is just west of the geodome, providing a natural watering spot for the local wildlife.



Essential Information

MLS® #	E4457680
Price	\$289,000
Bathrooms	0.00
Acres	103.27

Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	Se-22-63-23-w4
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T0G 1T0

Exterior

Exterior Features Hillside, Not Fenced, Private Setting, Recreation Use, Sloping Lot

Additional Information

Date Listed	September 12th, 2025
Days on Market	10
Zoning	Zone 60

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Listing information last updated on September 22nd, 2025 at 9:02am MDT