

\$69,895 - 5 221048 Twp Rd 670, Rural Athabasca County

MLS® #E4462349

\$69,895

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, Athabasca Healthcare Hospital & more. 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® # E4462349

Price \$69,895
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, Shopping Nearby, See Remarks

Additional Information

Date Listed October 16th, 2025
Days on Market 11
Zoning Zone 60

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Listing information last updated on October 27th, 2025 at 9:17am MDT

