

\$105,000 - Lot 15 Range Rd 170, Wandering River

MLS® #A2236100

\$105,000

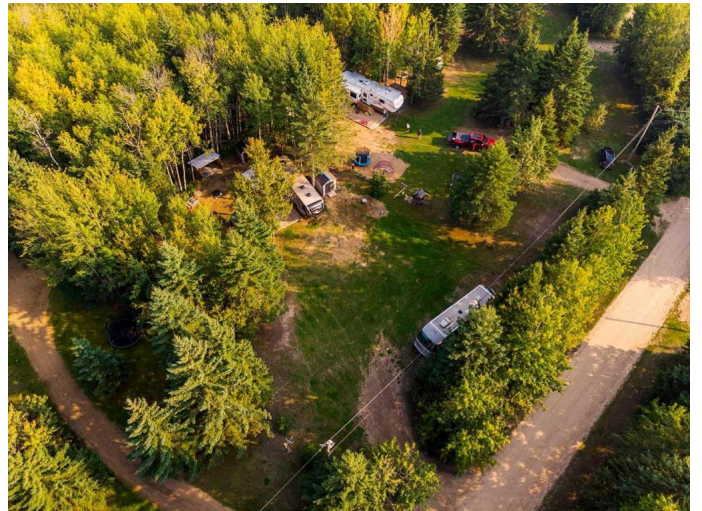
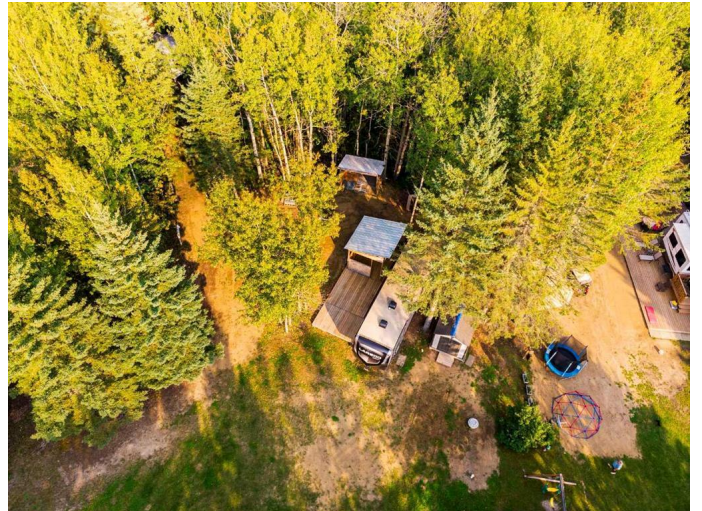
0 Bedroom, 0.00 Bathroom,
Land on 0.48 Acres

Wandering River, Wandering River, Alberta

FOR SALE!! A 0.48-acre country residential lot just steps from the Wandering River Golf Course clubhouse and first hole. Country residential lots in Wandering River are a hot commodity, and this one stands out for its unbeatable location, flexible zoning, and ready-to-go infrastructure. Zoned Country Residential (CR), this property allows for permanent homes, seasonal dwellings, and recreational use. You can build a home, use the land for weekend getaways, or park up to three recreational vehicles—making it ideal for a wide range of lifestyles and long-term plans.

This cleared lot is surrounded by mature trees that provide both beauty and privacy, with no neighbors behind you. It features a 1200-gallon septic tank already in place, two gravel parking pads with two electrical hookups, and year-round road access. Located within walking distance to the golf course and just minutes from Wandering River, the property also benefits from proximity to potable water fill-up stations, schools, parks, gas stations, restaurants, and convenience stores. The community offers all the essentials while still feeling like a private retreat. Only two hours from Fort McMurray and halfway to Edmonton, it's a perfect spot for full-time living, a seasonal getaway, or a strategic investment in Alberta land.

This lot checks all the boxes for flexibility,



usability, and long-term value. Whether you're building your future home or investing in a versatile parcel of land, this is one opportunity you won't want to miss. Contact for more details or to schedule a tour.

Essential Information

| | |
|-----------|------------------|
| MLS® # | A2236100 |
| Price | \$105,000 |
| Bathrooms | 0.00 |
| Acres | 0.48 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | Lot 15 Range Rd 170 |
| Subdivision | Wandering River |
| City | Wandering River |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T0A3M0 |

Amenities

| | |
|-----------|--|
| Utilities | Electricity Available, Sewer Available |
|-----------|--|

Exterior

| | |
|-----------------|---|
| Lot Description | Brush, Few Trees, Lawn, Level, No Neighbours Behind, Rectangular Lot, Cleared, Gazebo, Near Golf Course, On Golf Course, Subdivided |
|-----------------|---|

School Information

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| District | Northern Lights School Division No. 69 |
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Additional Information

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|----------------|----------------|
| Date Listed | July 2nd, 2025 |
| Days on Market | 129 |
| Zoning | CR |

Listing Details

Listing Office

People 1st Realty

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