

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

MLS® #A2236100

**\$105,000**

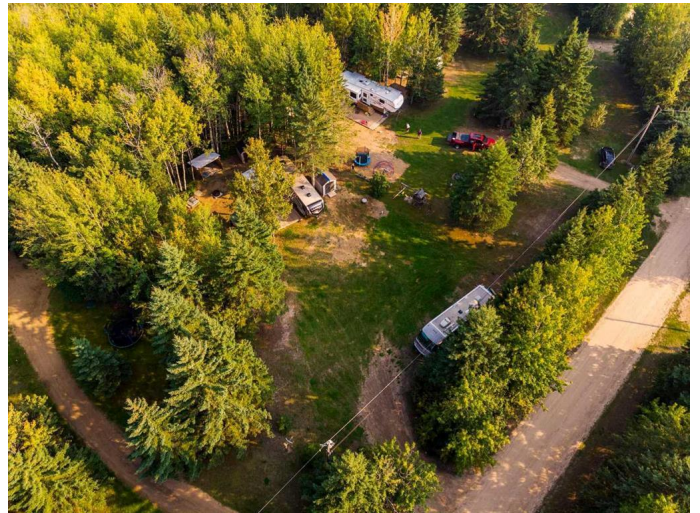
0 Bedroom, 0.00 Bathroom,  
Land on 0.48 Acres

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 vehiclesâ€”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, itâ€™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**

District	Northern Lights School Division No. 69
----------	--

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	69
Zoning	CR

**Listing Details**

Listing Office

People 1st Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.