\$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, 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

District Northern Lights School Division No. 69

Additional Information

Date Listed July 2nd, 2025

Days on Market 119
Zoning CR

Listing Details

Listing Office People 1st Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.