

# \$47,500 - 5404 Spruce Avenue, Wandering River

MLS® #A2077900

**\$47,500**

0 Bedroom, 0.00 Bathroom,  
Land on 0.18 Acres

NONE, Wandering River, Alberta

Rare treed lot in Wandering River - an easy walk to Wandering River School, and easy access to Highway 63. Amenities, recreation, shops, restaurants nearby - and golfing only 5 minutes down the road. Services are right to the lot for simple hookup. Enjoy building your dreams on this quiet cul-de-sac, in the family-friendly hamlet of Wandering River.

## Essential Information

MLS® #	A2077900
Price	\$47,500
Bathrooms	0.00
Acres	0.18
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	5404 Spruce Avenue
Subdivision	NONE
City	Wandering River
County	Athabasca County
Province	Alberta
Postal Code	T0A 3M0

## Additional Information

Date Listed	September 8th, 2023
Days on Market	576



Zoning

Hamlet Residential

## **Listing Details**

Listing Office

3% REALTY PROGRESS

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.