

# \$115,000 - Lot 15 Range Rd 170, Wandering River

MLS® #A2236100

**\$115,000**

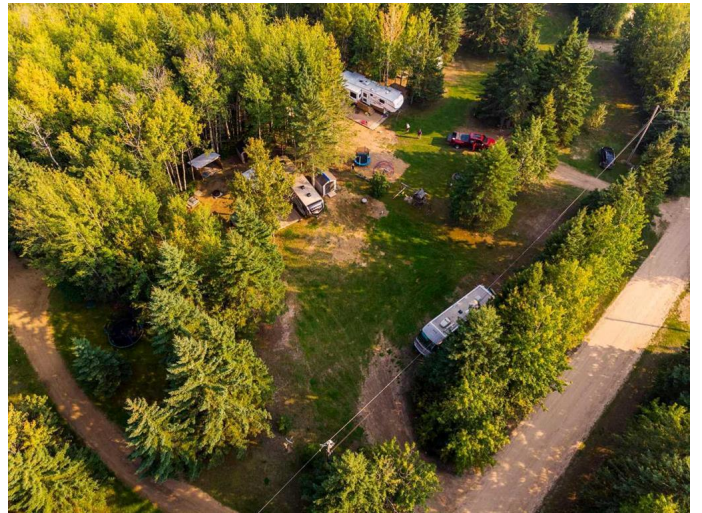
0 Bedroom, 0.00 Bathroom,  
Land on 0.48 Acres

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	\$115,000
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
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**Exterior**

Lot Description	Brush, Cleared, Few Trees, Gazebo, Lawn, Level, Near Golf Course, No Neighbours Behind, Rectangular Lot, Subdivided, On Golf Course
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**School Information**

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

Date Listed	July 2nd, 2025
Days on Market	9
Zoning	CR

**Listing Details**

Listing Office

People 1st Realty

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