

# \$224,900 - 240 Golden Sands (240 174032 Twp Rd 653.7), Rural Athabasca County

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MLS® #A2221339

**\$224,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.94 Acres

North Buck Lake, Rural Athabasca County,  
Alberta

VACANT LAND IN GOLDEN NODDING at North Buck Lake!! This well sought after area is rare to come by and now is your opportunity to secure your summer fun! This .94 Acre corner LOT is just a short walk or ride to the boat launch and public swimming area and is next to the fully treed Environmental Reserve offering extra privacy. The area is known for fishing, swimming, boating and quad trail riding right out your front door and awesome community spirit throughout the subdivision. This LOT has power, 1600 GAL septic tank and no building restrictions so you don't have to build if you do not want to. You can bring your camper, set up and enjoy- stress free! Comes with a heat shack, 5 sheds for all your toys.

## Essential Information

MLS® #	A2221339
Price	\$224,900
Bathrooms	0.00
Acres	0.94
Type	Land
Sub-Type	Recreational
Status	Active

## Community Information



Address	240 Golden Sands (240 174032 Twp Rd 653.7)
Subdivision	North Buck Lake
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A 0M0

### **Amenities**

Waterfront	Lake Privileges
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### **Exterior**

Lot Description	Cleared, Corner Lot, Few Trees, Gentle Sloping, Lake, Landscaped
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### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	54
Zoning	res

### **Listing Details**

Listing Office	RE/MAX Connect
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