

# \$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	668



Zoning                      Hamlet Residential

**Listing Details**

Listing Office              3% REALTY PROGRESS

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