

\$170,000 - 0 0, Wandering River

MLS® #A2248887

\$170,000

0 Bedroom, 0.00 Bathroom,
Land on 0.50 Acres

Wandering River, Wandering River, Alberta

Turnkey Golf Course Lot â€œ Near Wandering River, AB. Accepting offers with or without Turnkey Package (listed below).

Looking for a golf course lot with everything you could need....this property is for you!! Just minutes from Wandering River, Alberta, this private and well-maintained property is ready for immediate use and comes with everything you need for a relaxing seasonal getaway or weekend retreat.

Property Features -level lot with 3 RV parking pads, each with individual power hook-ups (2 are 30 amps, 1 is 50 amps)-1200 gallon underground septic holding tank-two 1,000-gallon water totes-12x24 ft storage shed-Private treed driveway which provides added privacy and separation from the main road-Surrounded by mature trees, beautiful lawn, flower/garden boxes, large fire pit area-Just steps away from the golf course Club House-And your very own zipline!
Turnkey Package Inclusions: 2021 39â€™TM5â€™• Fifth Wheel Camper-Shasta by Forest River Phoenix Series M-360BH Specs. Gas powered Golf Cart (customized with bigger wheels and 6â€™ lift, riding lawnmower.

Community of Wandering River, located just a few minutes away, offers essential amenities including groceries, gas stations, restaurants, fresh garden market, school, youth center, fire station and more!



This property is ideal for RV enthusiasts or anyone seeking a low-maintenance property with golf course access and rural charm.

Directions and additional information available upon request.

Essential Information

MLS® #	A2248887
Price	\$170,000
Bathrooms	0.00
Acres	0.50
Type	Land
Sub-Type	Recreational
Status	Active

Community Information

Address	0 0
Subdivision	Wandering River
City	Wandering River
County	Athabasca County
Province	Alberta
Postal Code	T0A3M0

Amenities

Utilities	Electricity Available
-----------	-----------------------

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, RV Hookup
Lot Description	Cleared, Few Trees, Gazebo, Lawn, Level, Private, Close to Clubhouse, On Golf Course

School Information

District	Northern Lights School Division No. 69
----------	--

Additional Information

Date Listed	August 18th, 2025
Days on Market	93
Zoning	Residential



Listing Details

Listing Office People 1st Realty



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.