

# \$199,900 - 639002a Rr260a, Perryvale

MLS® #A2217815

**\$199,900**

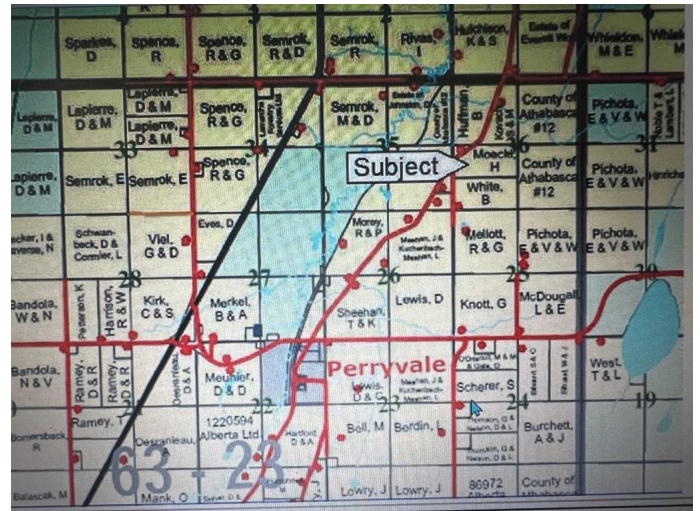
0 Bedroom, 0.00 Bathroom,  
Land on 73.27 Acres

Perryvale, Perryvale, Alberta

The subject land of Approx 73 Acres is located in Athabasca County, approximately 18 miles south of the Town of Athabasca, AB. Approx 7 Km NW of Perryvale on Range Road 260A.

The area is agricultural and forest reserve in nature with the vast majority of surrounding areas undeveloped agricultural land, although there are numerous country residential and recreational acreages developed in the vicinity.

Access to the site is via paved Hwy #2 and municipal gravel roads. There are no known negative adverse influences. Soil quality in the neighbourhood varies widely from areas of class O to classes 4 and 5 and as good as class 2 in some areas under the LSRS soil classification system.



## Essential Information

MLS® #	A2217815
Price	\$199,900
Bathrooms	0.00
Acres	73.27
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	639002a Rr260a
Subdivision	Perryvale
City	Perryvale



County	Athabasca County
Province	Alberta
Postal Code	T0G 1T0

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	3
Zoning	AG

### **Listing Details**

Listing Office	2 Percent Realty Advantage
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