

# \$350,000 - Township Road 640, Perryvale

MLS® #A2224431

**\$350,000**

0 Bedroom, 0.00 Bathroom,  
Land on 160.00 Acres

Perryvale, Perryvale, Alberta

Escape to your very own outdoor haven with this stunning recreational quarter, ideally situated amidst vast stretches of pristine Crown land. This exceptional property is a dream come true for outdoor enthusiasts, hunters, hikers, and anyone seeking a peaceful retreat away from the bustle of daily life.

Wander through the rolling terrain and youâ€™ll find abundant signs of thriving wildlifeâ€”including whitetail deer, moose, and elkâ€”making this an ideal location for wildlife observation or a private hunting getaway. Adjacent to the property lies a Crown quarter featuring a tranquil lake, a natural water source that draws game and enhances the beauty and serenity of the area. Whether youâ€™re seeking solitude, outdoor adventure, or a private nature escape, this property offers unmatched opportunity and potential in the heart of the wild.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2224431         |
| Price     | \$350,000        |
| Bathrooms | 0.00             |
| Acres     | 160.00           |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | Township Road 640 |
| Subdivision | Perryvale         |
| City        | Perryvale         |
| County      | Athabasca County  |
| Province    | Alberta           |
| Postal Code | T0G0R0            |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 91             |
| Zoning         | Ag             |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX EXCELLENCE |
|----------------|-------------------|

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