

\$400,000 - Part Of Ne-8-66-22-w4, Athabasca

MLS® #A2165376

\$400,000

4 Bedroom, 2.00 Bathroom, 1,236 sqft

Residential on 15.32 Acres

NONE, Athabasca, Alberta

15.32 acres within Town limits! Current use is residential, with rezoning would be an excellent location for commercial/industrial use with Highway 2 exposure. Home was built in 1973 with 4 bedrooms and 2 bathrooms. Walk-out basement has a large hobby room, bedroom and unfinished flex space open to your imagination. Acreage is mostly heavily treed and hilly with a private clearing stretching along the east side. Second approach off the highway at the south west end. This property offers unlimited possibilities.

Built in 1973

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2165376 |
| Price | \$400,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,236 |
| Acres | 15.32 |
| Year Built | 1973 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bi-Level |
| Status | Active |

Community Information



| | |
|-------------|-----------------------|
| Address | Part Of Ne-8-66-22-w4 |
| Subdivision | NONE |
| City | Athabasca |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T9S 1A4 |

Amenities

| | |
|--------------|------------------------|
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Built-In Oven, Dishwasher, Electric Cooktop |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished, Walk-Out |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | Private Yard |
| Lot Description | Many Trees |
| Roof | Metal, Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 11th, 2024 |
| Days on Market | 239 |
| Zoning | UR |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | 3% REALTY PROGRESS |
|----------------|--------------------|

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