# \$380,000 - Part Of Ne-8-66-22-w4, Athabasca

MLS® #A2165376

# \$380,000

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.



#### **Essential Information**

MLS® # A2165376 Price \$380,000

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 Dishwasher, Built-In Oven, 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 Asphalt Shingle, Metal

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 11th, 2024

Days on Market 418 Zoning UR

## **Listing Details**

Listing Office 3% REALTY PROGRESS

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