

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

MLS® #A2165376

**\$380,000**

4 Bedroom, 2.00 Bathroom, 1,236 sqft  
Single Family on 15.32 Acres

N/A, 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. (id:6289)

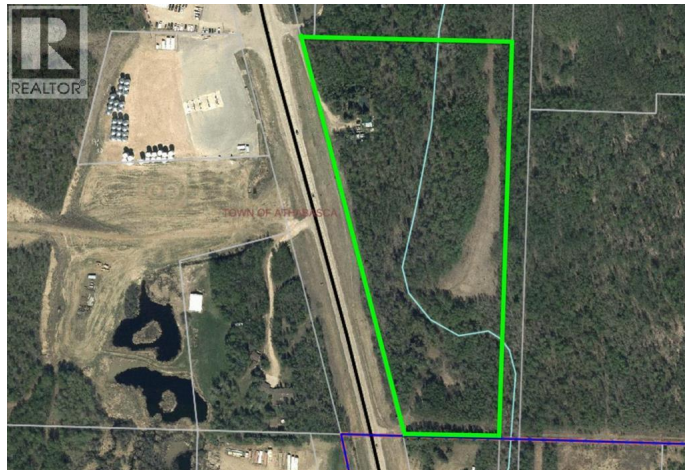
Built in 1973

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | A2165376      |
| Price          | \$380,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Half Baths     | 1             |
| Square Footage | 1,236         |
| Acres          | 15.32         |
| Year Built     | 1973          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bi-level      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | Part Of Ne-8-66-22-w4 |
| Subdivision | N/A                   |



|             |           |
|-------------|-----------|
| City        | Athabasca |
| Province    | Alberta   |
| Postal Code | T9S1A4    |

### Amenities

|              |                   |
|--------------|-------------------|
| Amenities    | Schools, Shopping |
| Features     | See remarks       |
| Parking      | Detached Garage   |
| # of Garages | 2                 |

### Interior

|              |                                                 |
|--------------|-------------------------------------------------|
| Appliances   | Cooktop - Electric, Dishwasher, Oven - Built-In |
| Heating      | Natural gas Forced air                          |
| Cooling      | None                                            |
| Has Basement | Yes                                             |
| Basement     | Walk out                                        |

### Exterior

|              |                 |
|--------------|-----------------|
| Construction | Wood frame      |
| Foundation   | Poured Concrete |

### Listing Details

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



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