

# \$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

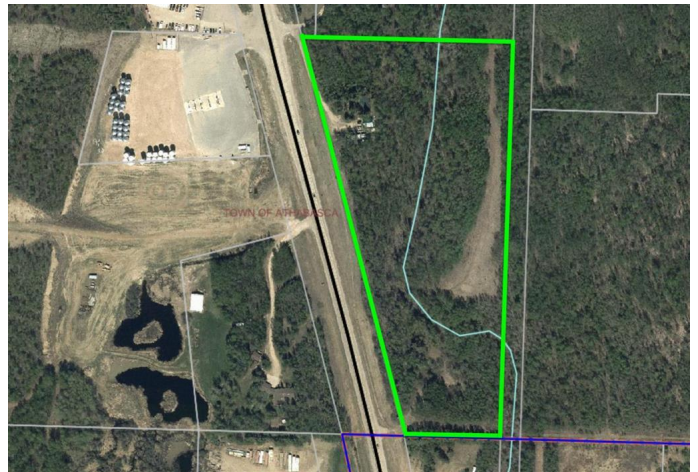
15.32 acres within Town limits! Current use is residential, with rezoning would be an excellent location for commercial/industrial use with Highway 2 exposure. Home was built in 1973 with 4 bedrooms and 2 bathrooms. Walk-out basement has a large hobby room, bedroom and unfinished flex space open to your 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.

Built in 1973

## 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 | 417                  |
| Zoning         | UR                   |

### Listing Details

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

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