

# \$187,000 - 210042 Township Road 685, Rural Athabasca County

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MLS® #A2032697

**\$187,000**

2 Bedroom, 1.00 Bathroom, 1,482 sqft  
Residential on 4.47 Acres

NONE, Rural Athabasca County, Alberta

RECREATIONAL GETAWAY. Already set up with everything you need for complete country enjoyment, all you need is your groceries and side-by-side. Located along the banks of the Athabasca River with access to unlimited cleared trails. Thousands of acres of Crown Land from your door step, plus trophy fish and game. Very private area on a no exit road. If you're into nature hikes, hunting, fishing, boating or quadding, it can all be done from here. Property borders 1000+ acres of crown land that connects directly to the Athabasca River. Yard is surrounded by trees and farmland, no neighbours, town isn't far away when you need it. Beautiful farm house still has the original wood doors and trim, built solid with 2 bedrooms and 1 bathroom, set up for year round or seasonal living. Concrete basement is mostly open with plenty of extra storage. Detached shop 24 ft x 42 ft, concrete floor, power. 24 ft x 47 ft 3-sided pole shed. Water source is a drilled well. Septic is a tank with surface discharge. Natural gas, forced air heat. Complete package for anyone that appreciates the great outdoors, with access to a good population of deer, moose, bear and elk.

Built in 1945

## Essential Information



|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2032697                                  |
| Price          | \$187,000                                 |
| Sold Price     | \$190,000                                 |
| Bedrooms       | 2                                         |
| Bathrooms      | 1.00                                      |
| Full Baths     | 1                                         |
| Square Footage | 1,482                                     |
| Acres          | 4.47                                      |
| Year Built     | 1945                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Sold                                      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 210042 Township Road 685 |
| Subdivision | NONE                     |
| City        | Rural Athabasca County   |
| County      | Athabasca County         |
| Province    | Alberta                  |
| Postal Code | T9S 2A6                  |

### **Amenities**

|                |                                         |
|----------------|-----------------------------------------|
| Parking Spaces | 20                                      |
| Parking        | Double Garage Detached, Gravel Driveway |

### **Interior**

|                   |                         |
|-------------------|-------------------------|
| Interior Features | Natural Woodwork        |
| Appliances        | Gas Stove, Refrigerator |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Partial, Unfinished     |

### **Exterior**

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Entrance, Private Yard           |
| Lot Description   | Front Yard, Lawn, Landscaped, Many Trees |
| Roof              | Asphalt Shingle                          |
| Construction      | Wood Frame                               |

Foundation                      See Remarks

**Additional Information**

Date Listed                      March 16th, 2023  
Date Sold                         May 10th, 2024  
Days on Market                418  
Zoning                             AG  
HOA Fees                         0.00

**Listing Details**

Listing Office                    3% REALTY PROGRESS

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