

\$158,000 - Part Of Sw-24-62-24-w4, Rural Athabasca County

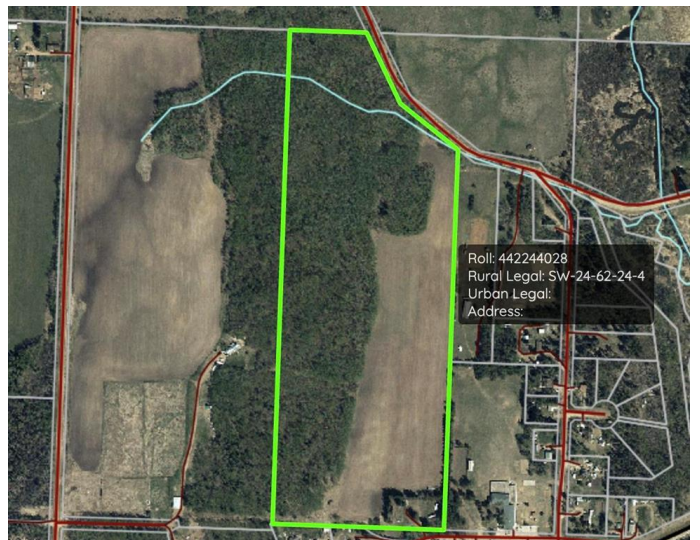
MLS® #A2090797

\$158,000

0 Bedroom, 0.00 Bathroom,
Land on 48.26 Acres

NONE, Rural Athabasca County, Alberta

48.26 acres with an amazing view sloping down facing east to catch the morning sun. Approximately 16 acres open and relatively flat, remainder mature bush with hilly terrain sloping up to the west. Old yard site located at the SE corner. Town sewer and power cross the property. Old well (as is) from original house, natural gas (1 riser in well house, 1 beside shed in yard). Septic holding tank for holiday trailer. Under an hour to St Albert (88kms), 30 min to Athabasca (47kms), 30 min (43kms) to Westlock, 3.5 hours (349kms) to Fort McMurray and 1.5 hours (169kms) to Slave Lake. Under 15 minutes to the Tawatinaw ski hill. All set up and ready for recreational enjoyment or future development. Comes with an American Star 33ft 5th wheel trailer, 40ft seacan, and 2 sheds. Thousands of acres of crown land nearby, good area for moose, elk, mule deer and white tail.



Essential Information

MLS® #	A2090797
Price	\$158,000
Sold Price	\$147,500
Bathrooms	0.00
Acres	48.26
Type	Land
Sub-Type	Residential Land

Status	Sold
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Community Information

Address	Part Of Sw-24-62-24-w4
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0G 1Z0

Additional Information

Date Listed	October 30th, 2023
Date Sold	November 21st, 2023
Days on Market	21
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	3% REALTY PROGRESS
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