

\$129,900 - 132 Blue Heron Crescent, Rural Athabasca County

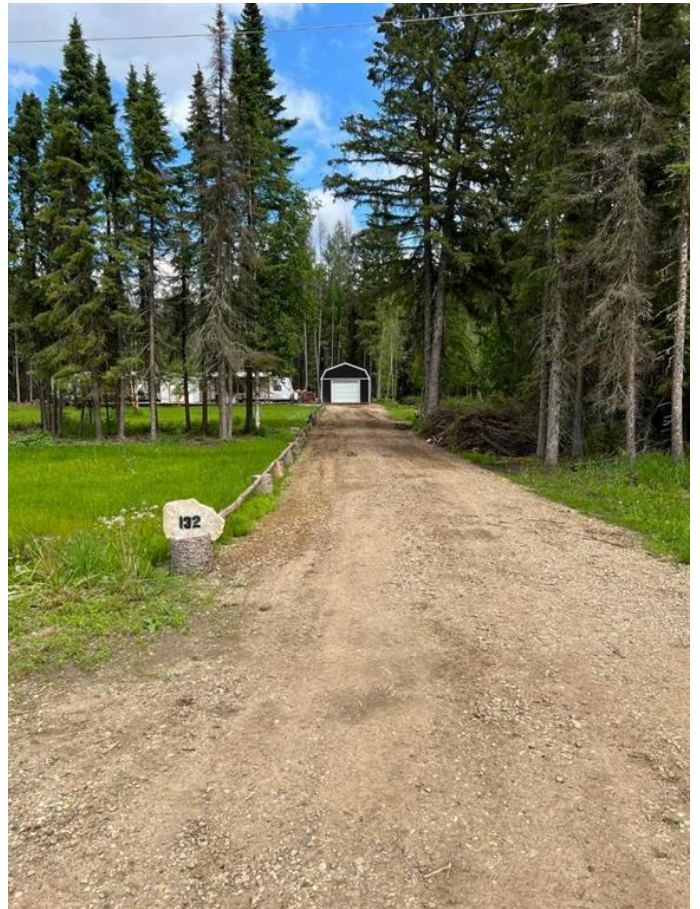
MLS® #A2115336

\$129,900

0 Bedroom, 0.00 Bathroom,
Land on 1.35 Acres

Blue Heron Estate, Rural Athabasca County,
Alberta

1.35 ACRES at North Buck Lake in Blue Heron Estates!. 100 AMP service in place on this pie shaped lot located in the corner. Partially cleared and set up for campers. Large shed (16x40) being converted into a cabin has already begun its development just awaiting you for the final touches. The future cabin consists of a one bedroom, bathroom and open concept with a wood stove installed and spray foam insulations, 80% wiring, bathroom has shower, toilet and vanity plumbed in but never used. This area is greatly known for quadding/ side by siding trails, boating, hunting, fishing. Blue heron has many year round residence with a great sense of community pride and neighborly activities. This subdivision also features beach volleyball court, tether ball, ball diamond, beach volleyball, Tennis/Pickleball courts, shuffle board, and a playground. Great family environment offering school bus services and mail services. So if you're looking for the PERFECT get away - T H I S IS IT!!! Gas is at property line. No Time line on to build.



Essential Information

MLS® #	A2115336
Price	\$129,900
Sold Price	\$123,500

Bathrooms	0.00
Acres	1.35
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	132 Blue Heron Crescent
Subdivision	Blue Heron Estate
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A0M0

Amenities

Waterfront	Beach Access, Lake Access,
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Exterior

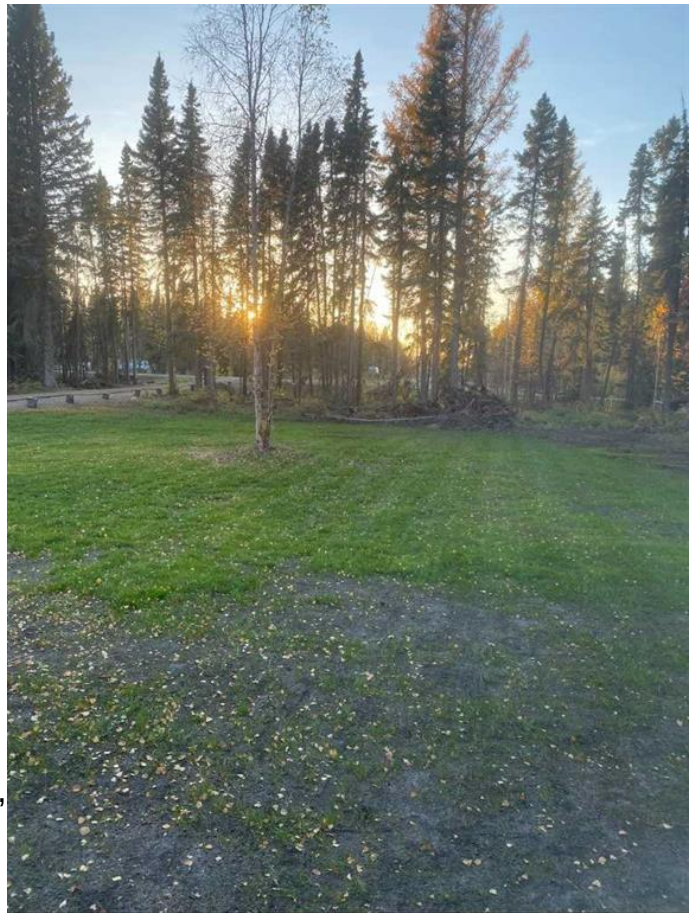
Lot Description	Cleared, Corner Lot, Lake, Interior Lot, Landscaped, Pie Shaped Lot
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Additional Information

Date Listed	March 18th, 2024
Date Sold	March 27th, 2024
Days on Market	9
Zoning	RES
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FORT MCMURRAY
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