

\$180,000 - 650041 Rr 195 Boyle, Rural Athabasca County

MLS® #A2133074

\$180,000

3 Bedroom, 2.00 Bathroom, 1,267 sqft
Residential on 9.88 Acres

N/A, Rural Athabasca County, Alberta

With a little TLC in this 4 season, double wide modular, you will have your self a beautiful GEM sitting on 9.88 ACRES, zoned farm residential (lower taxes). This home has an open concept feel, with, ready to install kitchen cabinets (supplied), to make it your own plus offers garden doors to allow easy access to the private back deck. The large living room awaits your choice of flooring throughout to give it your personal touch. 3 good size bedroom and the primary bedroom boasts its own potential ensuite. Side entrance foyer with space and 1.5 bathroom, great square footage to grow your family or a perfect 2nd property to escape the hustle and bustle of the big city. The property is nicely situated 2 minutes south of Boyle. It has 100 AMP service in place, its own well and septic field plus septic tank(size not known by sellers),gas already in the home. If new buyers prefer to tap into Athabasca County water system instead it is just a short distance away to make it happen. (you know how I feel about choices- gotta' LOVE them). Start enjoying a the life of spreading your wings and making your dreams come true. Just a phone call away to make it your reality!

Built in 1980

Essential Information



MLS® #	A2133074
Price	\$180,000
Sold Price	\$177,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,267
Acres	9.88
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Sold

Community Information

Address	650041 Rr 195 Boyle
Subdivision	N/A
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A0M0

Amenities

Parking Spaces	6
Parking	Driveway, Gravel Driveway, Oversized, RV Access/Parking

Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Cleared, Interior Lot, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	May 20th, 2024
Date Sold	February 28th, 2025
Days on Market	280
Zoning	FARM RES
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Connect
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