

\$400,000 - Lot 2 #46 191039 Twp Rd 652, Rural Athabasca County

MLS® #A2142964

\$400,000

0 Bedroom, 0.00 Bathroom,
Land on 2.99 Acres

N/A, Rural Athabasca County, Alberta

LAKE FRONT - 2.99 ACRES - SKELETON
LAKE- NEXT TO MUNICIPAL RESERVE.

Have you ever dreamed of having a large
private lake front with a 27x39 workshop..
WELL, this property may become your reality!

The private driveway will give you a sense of
peace and tranquility to start your next
adventure of lake life living. The LOT is
approx. 1/3 cleared offering stunning and well
groomed areas yet treed enough to keep it
private with an absolutely park like setting
walking to your lakefront. This amazing
property even has beautiful sand on upper
level to have your very own beach volleyball(
let the great times begin) Sounds amazing
doesn't it! This property has 100 AMP and is
ready for you and your friends offering 30 AMP
service, RV set up for 2. 2003 heated shop
has 2 over head 9' doors, with 10 foot ceilings
and boasts kitchen with stove (220 wiring) and
fridge plus features 2 bedrooms and living
room space. Easy to convert to a full shop for
your toys if needed or push the couch over
and store your toys when your not there.
TONS of space giving you OPTIONS!!!. Great
location with easy access to S.V. of Mewatha
subdivision, only 10 min from Boyle, 1,5 hrs
from Edmonton and 2.5 hrs from Fort
McMurray!! This property comes with so many
extras! Come CHECK out your LAKEFRONT
oasis TODAY and start making memories.

*Superior Propane tank rental \$167/yr taxes



included

Essential Information

MLS® #	A2142964
Price	\$400,000
Sold Price	\$415,000
Bathrooms	0.00
Acres	2.99
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	Lot 2 #46 191039 Twp Rd 652
Subdivision	N/A
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A0M0

Amenities

Is Waterfront	Yes
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Exterior

Lot Description	Environmental Reserve, Lake, Lawn, Interior Lot, No Neighbours Behind, Landscaped, Near Golf Course, Private, Secluded, Waterfront
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Additional Information

Date Listed	June 20th, 2024
Date Sold	July 2nd, 2024
Days on Market	12
Zoning	RES
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FORT MCMURRAY
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