

# \$400,000 - Part Of Ne-8-66-22-w4, Athabasca

MLS® #A2165376

**\$400,000**

4 Bedroom, 2.00 Bathroom, 1,236 sqft

Residential on 15.32 Acres

NONE, Athabasca, Alberta

15.32 acres within Town limits! Current use is residential, with rezoning would be an excellent location for commercial/industrial use with Highway 2 exposure. Home was built in 1973 with 4 bedrooms and 2 bathrooms. Walk-out basement has a large hobby room, bedroom and unfinished flex space open to your imagination. Acreage is mostly heavily treed and hilly with a private clearing stretching along the east side. Second approach off the highway at the south west end. This property offers unlimited possibilities.

Built in 1973

## Essential Information

MLS® #	A2165376
Price	\$400,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,236
Acres	15.32
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

## Community Information



Address	Part Of Ne-8-66-22-w4
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1A4

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Built-In Oven, Dishwasher, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

### Exterior

Exterior Features	Private Yard
Lot Description	Many Trees
Roof	Asphalt Shingle, Metal
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 11th, 2024
Days on Market	299
Zoning	UR

### Listing Details

Listing Office	3% REALTY PROGRESS
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