

# \$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	Metal, Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 11th, 2024
Days on Market	220
Zoning	UR

### Listing Details

Listing Office	3% REALTY PROGRESS
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.