



GRASSROOTS
REALTY GROUP

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244081 Township Road 664
Athabasca, Alberta

MLS # A2238320



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	698 sq.ft.	Age:	1965 (60 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	79.50 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Many Trees, Native		

Heating:	Wood Stove
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stucco
Foundation:	Wood
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	20-66-24-W4
Zoning:	AG
Utilities:	-

Inclusions: All furniture, kitchen items, household effects, ride on lawn mower, bush cutter, wood chipper, aluminum boat with motor. Most goods remain. Please call list agent for details.

Escape to nature with this charming 2-bedroom, 1-bathroom 3-season cottage, located less than 5 minutes from Baptiste Lake and just 18 minutes from Athabasca. Off-grid and self-sufficient, it features solar power, a well, septic system, and propane appliances—everything you need for a peaceful retreat or a cozy hunting getaway. The property comes fully equipped—just show up and relax! Unique touches like an outdoor shower, a vintage clawfoot tub, and cozy decor add character and charm throughout. Enjoy stunning views from the front windows and frequent visits from wildlife in this serene, wilderness setting. Cute, quaint, and full of personality, this cottage is the perfect place to unplug, unwind, or set up base for your next hunting adventure. Don't miss your chance to own this one-of-a-kind escape.