



111080 FLATS Road
Rural Woodlands County, Alberta

MLS # A2131673



\$449,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Single Wide Mobile Home		
Size:	1,736 sq.ft.	Age:	1986 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Driveway, Gravel Driveway, Off Street, Oversized, Parking		
Lot Size:	2.99 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Front Yard, Lawn, No Neighb		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	2-60-11-W5
Exterior:	Aluminum Siding	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity		

Inclusions: AIR EXTRACTION SYSTEM

"WATERFRONT PROPERTY, 40X64 HEATED SHOP and 1736 square feet home. ""This may be it!! Located only 8 km from town, pavement all the way, on the Athabasca River, you will find this private acreage. This property has a 40'x64' heated shop with 16'ceilings, 2 x 14'x 14'doors, air extraction system(\$25,000 cost),3 piece bathroom and laundry, you also get a guest cabin overlooking the river, a 1736 sq. ft. mobile plus addition and screened-in porch, air conditioning, 2 furnaces, drywalled, all appliances, beautiful firepit area with power and lights and brick, treehouse, and so much more!! Running your business off this property is permitted, there are 2.99 acres plus a 1 acre road allowance lease. Shop built in 2003 and property approved for commercial rural. Set yourself up for riverfront living!!! Included in this package is a 10'x24'shed, a sea can, the guest cabin and all appliances. Shop has a new \$10,000 boiler, bathroom in shop was installed in 2021. This property also has an RV dump station, 2 septic systems and several gas risers for RV's . Mobile home could use some updating but shingles were replaced in 2014 , main bathroom was totally redone in 2021, cabinets have been replaced and a \$7000.00 reverse osmosis system was added. Lots of value here !!!