



GRASSROOTS
REALTY GROUP

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**Part of NE-8-66-22-W4
Athabasca, Alberta**

MLS # A2165376



\$380,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,236 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	15.32 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	8-66-22-W4
Exterior:	Wood Frame	Zoning:	UR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 4 sheds, truck box camper

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.