



GRASSROOTS
REALTY GROUP

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163033 Twp Rd 714
Wandering River, Alberta

MLS # A2273294



\$600,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow with Loft		
Size:	1,243 sq.ft.	Age:	2000 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Driveway, Gated, Gravel Driveway, Guest, Quad or More Detached		
Lot Size:	160.00 Acres		
Lot Feat:	Backs on to Park/Green Space, Cleared, Creek/River/Stream/Pond, Dog Run		

Heating:	Forced Air, Propane	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	21-71-16-W4
Exterior:	ICFs (Insulated Concrete Forms), See Remarks, Wood Frame	Zoning:	AG
Foundation:	ICF Block	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Granite Counters, Natural Woodwork, See Remarks, Tankless Hot Water		

Inclusions: N/A

160 acres in Wandering River with revenue potential, privacy, and stunning natural features. This unique property includes a cozy 1-bed, 1-bath home with IKEA cabinetry, wood accents, electric fireplace, loft space, propane heat, and an ICF basement with three 1,400-gallon water tanks. A powered 60x40 shop sits on a gravel pad. Formerly an RV park, the property offers 10 powered RV sites and 10 sites with sewer along Mountain Creek, plus a 5,000-gallon dumping station. Additional land is available for RV Park expansion (permits required through Athabasca County). Bonus features include an off-grid cabin accessible by private bridge, a greenhouse, pergola, partially finished outdoor kitchen, and established fruit trees (apple, pear, hascap, chokecherry, raspberry). With Crown land bordering the south side and a scenic creek running through, this property is ideal for a hobby farm, income generation, or peaceful off-the-grid living.