



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

**MLS # A2308226**



**\$320,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,236 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	15.32 Acres		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	8-66-22-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	UR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

The best of both worlds, spacious country living within town limits. Home was built in 1973 with 4 bedrooms and 2 bathrooms. Walk-out basement has a large entrance that would make a great flexible workspace/drop zone and bedroom, plus plenty of unfinished space ready to be customized to fit your needs. Home has great bones, it'll need some TLC, but with some work could be amazing. 24 ft x 28 ft garage with concrete floor and power, and a few sheds for extra storage. Acreage is mostly heavily treed and hilly with a private clearing stretching along the east side. Second approach off the highway at the south boundary. Water source is a bored well, septic is tank with surface discharge.