



164075 Township Rd 712
Rural Athabasca County, Alberta

MLS # A2311387



\$389,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	77.81 Acres		
Lot Feat:	Back Yard, Cleared, Farm, Front Yard, Lawn, Private		
Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Laminate, Linoleum	Sewer:	Engineered Septic, Mound Septic, Private Sewer, Sep
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	8-71-16-W4
Exterior:	Vinyl Siding	Zoning:	Agriculture
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: none

Nestled on approximately 78 acres minutes from Wandering River, this well-kept country property offers the perfect blend of privacy, functionality, and rural lifestyle. The 2007 manufactured home features over 1,200 sq ft of comfortable living space, while the heated 780 sq ft detached garage/shop provides excellent space for vehicles, tools, toys, or year-round projects. Approximately 50+ acres are currently workable, offering excellent potential for hay production, hobby farming, recreational use, or supplemental lease income. Recent updates include shingles and hot water tank, adding peace of mind for the next owner. The central AC unit this home has is a must have on those hot summer days. The balance of the property includes a treed area that adds privacy, natural beauty, and additional recreational potential. Surrounded by mature trees, and plenty of space, this is an ideal opportunity for anyone looking to enjoy country living with room to grow.