



251047 Highway 663
Rural Athabasca County, Alberta

MLS # A2311438



\$169,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	Cottage/Cabin		
Size:	336 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	-
Garage:	None		
Lot Size:	4.00 Acres		
Lot Feat:	See Remarks, Square Shaped Lot		

Heating:	None	Water:	Well
Floors:	Wood	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	23-64-25-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	A
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Looking for the perfect summer retreat? This rustic 4-acre property near Forfar Recreational Park offers a peaceful escape with easy access from Highway 663, close to the Athabasca/Westlock County line. The property features a cozy 16' x 21' cabin set on durable 16" steel beams, along with a septic holding tank, underground power service, and a well from a previous homesite. Please note that power is currently not connected, although the utility pole is already located on the property. A portable outhouse is also included. With plenty of room for family and friends to bring their RVs, this is an ideal basecamp for enjoying the surrounding crown land, nearby lakes, and endless outdoor recreation opportunities.