



**681046 Range 193 Road
Athabasca, Alberta**

MLS # A2317933



\$300,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	936 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	9.02 Acres		
Lot Feat:	Gazebo, Lawn, Level, Many Trees, Native Plants, No Neighbours Behind, Priv		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Ag
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Zero - turn mower, 5th Wheel RV, propane tanks, gazebo, firepit, picknick table, 3 x sheds.

Discover the perfect blend of country living and practicality on this beautifully maintained 10-acre acreage. Featuring a comfortable home, heated and insulated mechanic-ready single garage, horse setup with water access, multiple storage sheds, and a separate serviced RV site complete with a fifth-wheel trailer. Adding to the property's unique appeal is a restored historical dovetailed log cabin ready for your vision, whether as a guest retreat, studio, or future renovation project. The park-like yard is surrounded by mature trees and includes a sheltered gazebo, firepit area, and a zero-turn mower. Conveniently located near Al-Pac, this turnkey acreage offers privacy, character, functionality, and endless possibilities.