



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

222039, Township Road 640
Rural Athabasca County, Alberta

MLS # A2326484



\$370,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	0 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Carport, Single Garage Detached		
Lot Size:	160.99 Acres		
Lot Feat:	Many Trees		

Heating:	Other	Water:	See Remarks
Floors:	Other	Sewer:	Other
Roof:	Metal	Condo Fee:	-
Basement:	Other	LLD:	34-63-22-W4
Exterior:	Mixed	Zoning:	A
Foundation:	Other	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: NA

Opportunity awaits on this approximately 160-acre property featuring a house, detached garage, and a private rural setting located approximately 35–40 minutes from Athabasca. The property requires repairs and updating and is being sold *as is, where is*, making it an excellent opportunity for a handy buyer, investor, or anyone looking for a project with plenty of potential. Enjoy the peace and privacy of country living while creating your own vision for this acreage. Due to the nature of a judicial sale, limited property information is available, and buyers are encouraged to complete their own due diligence.