



GRASSROOTS
REALTY GROUP

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652005 Range Road 223.5
Rural Athabasca County, Alberta

MLS # A2328364



\$259,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	5.88 Acres		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	CR
Foundation:	See Remarks	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: freezer, microwave, shed, greenhouse

If you want the peace and privacy of acreage living, but not all the yard maintenance that comes with it, then this one is for you. 1216 sq ft manufactured home with 3 bedrooms and 2 bathrooms. Open layout with large windows and vaulted ceiling. During the summer months, extend your living space outside to the massive deck. The yard is completely fenced, and surrounded with a thick shelter of mature trees. Property taxes for 2026 are only \$1414.48, some of the lowest you'll find in the area. Natural gas, forced air heat. Water source is a bored well, located in well house. Foundation is wood block on top of 8 ft concrete piles, with insulated metal skirting. Septic is a tank with surface discharge.