



GRASSROOTS
REALTY GROUP

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NE 5 65 18 4 LOT 7
Rural Athabasca County, Alberta

MLS # A2328793



\$200,000

Division:	NONE
Lot Size:	1.01 Acres
Lot Feat:	Cleared, Close to Clubhouse, Creek/River/Stream/Pond, Cul-De-Sac, G
By Town:	Boyle
LLD:	5-65-18-W4
Zoning:	RES
Water:	Other
Sewer:	Septic Tank
Utilities:	-

Escape to the perfect recreational retreat in the sought-after Boulder Creek subdivision! Tucked away in a quiet cul-de-sac, this beautiful 1-acre property backs onto a peaceful creek, offering privacy and a natural setting just minutes from Skeleton Lake, Willis Lake, Skeleton Lake Golf Course, boat launches, and excellent swimming. Already equipped with a 2,500-gallon septic tank, a water tote system, and a Sea Can for convenient storage, this property is ready for you to enjoy right away while you plan your future dream home or continue using it as the ultimate RV getaway. Approximately three-quarters fenced with a natural treed buffer along the creek, you'll appreciate the perfect balance of open space and seclusion. For even more convenience, the camper is available for purchase separately, making it easy to start enjoying the lake lifestyle immediately. Whether you're seeking weekend escapes, a family recreational property, or the ideal location to build your forever home, this exceptional property offers endless possibilities in one of the area's most desirable recreational communities.