



GRASSROOTS
REALTY GROUP

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224060 Township Road 680
Rural Athabasca County, Alberta

MLS # A2329636



\$354,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	990 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	72.54 Acres		
Lot Feat:	Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	5-68-22-W4
Exterior:	Mixed	Zoning:	AG
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher - AS IS, Window AC Unit

72.54 acres mostly mature trees, with an open outline. Close proximity to thousands of acres of crown land and the Peace River Trail system. This charming property covers all the necessities with 990 sq ft of living space, 2 bedrooms and bathroom. 21 ft x 16 ft covered deck provides extra space for outdoor enjoyment. Low maintenance metal roof. 24 ft x 26 ft garage, metal siding, asphalt roof. Well insulated, heated and finished inside with concrete floor, metal walls and ceiling. 220 outlet, excellent set-up for welding. Smaller metal quonset, numerous sheds, and larger metal framed quonset provide plenty of additional cold storage. Yard is very private and tucked back away from the road. Water source is a drilled well. Septic is a tank with surface discharge. Natural gas, forced air heat. Foundation is wood block, anchored.