



GRASSROOTS
REALTY GROUP

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204001 Township Road 695.1
Rural Athabasca County, Alberta

MLS # A2330067



\$165,000

Division: NONE

Lot Size: 40.77 Acres

Lot Feat: Garden, Gazebo

By Town: Athabasca

LLD: 22-69-20-W4

Zoning: A

Water: None

Sewer: None

Utilities: -

PENDING!! Looking for a little piece of paradise with some breathing room. Located just north of the Al-Pac bridge in the Athabasca County this 40.77 acre property is a neat getaway. Highway frontage with an upkept municipal road to the back of the property. You will first see a fenced in garden area, gazebo and 1983 holiday trailer. BUT take a walk into the trees and find the hidden gems that make this property unique. The barrel shack that has 6" insulation, measures 10'x10' with wood heat and is wired for generator power. Perfect sleeping quarters. Bored in the evening, head down to the bubble shack and play some cards or a board game, maybe just curl up and read a book! Multiple outbuildings make this getaway one of a kind.