



GRASSROOTS
REALTY GROUP

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203068 Township Road 662
Rural Athabasca County, Alberta

MLS # A2331187



\$249,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,107 sq.ft.	Age:	1965 (61 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	16.26 Acres		
Lot Feat:	Private		

Heating:	Electric, Radiant	Water:	Well
Floors:	Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	16-66-20-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: 2 sheds (10'x16' and 12'x68' mobile)

16.26 acres close to thousands of acres of crown land. Fantastic location for a weekend getaway. Property is livable, with some sweat equity could become an amazing place to call home. House was once a general store, moved to it's current location in 2009. Main level has an open kitchen and living room with nice high ceiling, 2 bedrooms and bathroom. Walk-out basement is partially finished with 3 bedrooms, family room and laundry room with 1 piece bathroom. Double garage with lean-to for extra work space. Multiple outbuildings used as cold storage. Water source is a drilled artesian well. Septic is a tank with surface discharge.