



GRASSROOTS
REALTY GROUP

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10A, 185073 Township Road 654
Rural Athabasca County, Alberta

MLS # A2333671



\$269,000

Division:	Skeleton Lake		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	955 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	1
Garage:	Front Drive, Off Street		
Lot Size:	3.07 Acres		
Lot Feat:	Front Yard, Interior Lot, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	19-65-18-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR1
Foundation:	Block	Utilities:	Natural Gas Paid, Electricity Connected, Electricity Pa
Features:	See Remarks		

Inclusions: All contents except rocking chair and possibly the bedroom suite,

Welcome to your private sanctuary at Perch Cove on Skeleton Lake! Nestled on a sprawling 3.07-acre lot, this property offers the ultimate blend of seclusion and convenience. The lot is beautifully treed with mature poplars, leaving only the main site cleared for maximum privacy. The home features 3 bedrooms, 1 bathroom, and a spacious front deck perfect for outdoor dining, entertaining, or relaxing in nature. Need extra space? The property includes a separate bunkhouse—ideal for hosting extra guests or enjoying a classic, rustic lake stay. Enjoy hassle-free lake or full time living with full services already in place: power, natural gas heat, a 2000-gallon septic holding tank, and a 2000-gallon water cistern. Best of all, this property is truly turn-key—almost all furniture is included, making move-in effortless. Located just a short stroll or drive from the boat launch, dock, concrete boat launch and grassy playground area. Pack your bags and start enjoying lake life this season!