



**GRASSROOTS**  
REALTY GROUP

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661042 Highway 827  
Athabasca, Alberta

MLS # A2345392



**\$450,000**

|           |                                                 |        |                   |
|-----------|-------------------------------------------------|--------|-------------------|
| Division: | NONE                                            |        |                   |
| Type:     | Residential/Manufactured House                  |        |                   |
| Style:    | Acreage with Residence, Mobile Home-Single Wide |        |                   |
| Size:     | 1,068 sq.ft.                                    | Age:   | 1992 (34 yrs old) |
| Beds:     | 2                                               | Baths: | 1                 |
| Garage:   | Parking Pad                                     |        |                   |
| Lot Size: | 78.47 Acres                                     |        |                   |
| Lot Feat: | Many Trees, Rectangular Lot, Treed              |        |                   |

|             |                        |            |             |
|-------------|------------------------|------------|-------------|
| Heating:    | Forced Air, Propane    | Water:     | -           |
| Floors:     | Carpet, Linoleum, Tile | Sewer:     | -           |
| Roof:       | Metal                  | Condo Fee: | -           |
| Basement:   | None                   | LLD:       | 11-66-22-W4 |
| Exterior:   | Vinyl Siding           | Zoning:    | A           |
| Foundation: | Block                  | Utilities: | -           |
| Features:   | Closet Organizers      |            |             |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Escape to your own private acreage with this versatile 78.47-acre property, offering the perfect blend of cleared land and natural bush. Located just 8 minutes from the Town of Athabasca, this property provides the privacy and space of country living while keeping town amenities close by. The property features a 2-bedroom, 1-bathroom mobile home, providing a great place to use as a recreational getaway, or to stay while developing your plans. A large 32' x 52' shop offers plenty of room for equipment, vehicles, hobbies, and storage. An additional 20' x 30' outbuilding provides even more storage space. Enjoy the outdoors with trails winding through the property, making this acreage ideal for recreation, exploring, and enjoying the surrounding natural landscape. With a mix of open, cleared areas and mature bush, there are plenty of options for a future building site, hobby use, recreation, or simply enjoying your own private paradise.