



## 192077 TWP 655, Donatville Rural Athabasca County AB

\$139,900

HWY-63 cozy 2bdrm home on a half acre between Grassland & Boyle, by the lakes! Just north of Boyle, this affordable home has had a bunch of updates, including: windows, paint, trim, new flooring & more. Main floor has open kitchen /living room space, 4pc bathroom and 2 bedrooms. Unfinished full basement is used for storage & utilities with lots of storage shelves. This is a great location, as it is right off HWY63 between Boyle & Grassland, and close to Athabasca. Located right off the highway, you could run a business from home here, with easy advertising & highway traffic accessibility. On the K-12 school bus route! Right between Skeleton & North Buck Lake, for all your recreational fun. Easy highway commute to both Fort McMurray & Edmonton.

\*seller motivated to sell\*

Listing Presented By:



Originally Listed by:  
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