



## #9, 223014 Twp Rd 652 Rural Athabasca County AB

\$160,000

Affordable country living just 15 minutes south of town in McNabb Estates! 3 private acres, half of the land fenced for horses, with a very well kept and looked after 1983 manufactured home with 2 bedrooms, 1.5 baths, spacious kitchen, dining area, living room and addition built on for a sitting room and back porch. The home has seen some updates including shingles and some windows replaced. Outside you have plenty of storage, workshop, gazebo and outdoor cooking area, open faced shelter for toy storage. Bored well for water and tank and field for a sewer system. Beautiful country setting at a very reasonable price. Pride of ownership shines throughout.

Listing Presented By:



Originally Listed by:

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