



Twp 642 RR 231A Rural Athabasca County AB

\$450,000

Embark on the creation of your ideal home on an 80-acre parcel, offering breathtaking views of the Tawatina Valley E bank. Nestled 1/2 mi E on Hwy 642, this property ensures added seclusion. Delight in the trails and explore the deep ravine, or forge new pathways tailored to your preferences. This private haven invites a plethora of outdoor activities, including horseback riding, quading, snowmobiling, snowshoeing, and hiking. The property boasts a 72x54 workshop featuring 2 convenient man drs and a 14x12 roll-up dr. Equipped with power and 6" concrete fl, making it an ideal space for various projects. An underground 240v electrical service line extends to the shop & well house, providing seamless functionality. There is a shallow well, located just N of the workshop, and a cleared area presents an ideal canvas for building your dream home. Athabasca is 15 min N, offering access to schools, shopping, coffee shops, and dining. For skiing enthusiasts, the Tawatina Ski Resort is nearby, spanning 140 acres

Listing Presented By:



Originally Listed by:
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