



## 0 650041 RR 195 BOYLE Rural Athabasca County Alberta

\$180,000

With a little TLC in this 4 season, double wide modular, you will have your self a beautiful GEM sitting on 9.88 ACRES, zoned farm residential (lower taxes). This home has an open concept feel, with, ready to install kitchen cabinets ( supplied), to make it your own plus offers garden doors to allow easy access to the private back deck. The large living room awaits your choice of flooring throughout to give it your personal touch. 3 good size bedroom and the primary bedroom boasts its own potential ensuite. Side entrance foyer with space and 1.5 bathroom, great square footage to grow your family or a perfect 2nd property to escape the hustle and bustle of the big city. The property is nicely situated 2 minutes south of Boyle. It has 100 AMP service in place, its own well and septic field plus septic tank( size not known by sellers),gas already in the home. If new buyers prefer to tap into Athabasca County water system instead it is just a short distance away to make it happen. (you know how I feel about choices- gotta' LOVE them). Start enjoying a the life of spreading your wings and making your dreams come true. Just a phone call away to make it your reality! (id:6769)

3pc Bathroom Measurements not available

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Bedroom 11.50 Ft x 7.83 Ft

Bedroom 11.42 Ft x 7.83 Ft

Dining room 11.75 Ft x 20.92 Ft

Kitchen 11.67 Ft x 8.33 Ft

Living room 11.92 Ft x 21.92 Ft

Primary Bedroom 15.00 Ft x 11.75 Ft

Listing Presented By:



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