



## 0 NE-8-66-22-W4 Athabasca Alberta

\$410,000

15.32 acres within Town limits! Current use is residential, with rezoning would be an excellent location for commercial/industrial use with Highway 2 exposure. Home was built in 1973 with 4 bedrooms and 2 bathrooms. Walk-out basement has a large hobby room, bedroom and unfinished flex space open to your imagination. Acreage is mostly heavily treed and hilly with a private clearing stretching along the east side. Second approach off the highway at the south west end. This property offers unlimited possibilities. (id:6769)

Bedroom 10.75 Ft x 13.67 Ft

Other 12.75 Ft x 18.08 Ft

Storage 13.33 Ft x 24.50 Ft

Kitchen 8.58 Ft x 16.33 Ft

Dining room 15.75 Ft x 9.58 Ft

Living room 15.50 Ft x 13.75 Ft

Primary Bedroom 13.42 Ft x 13.08 Ft

2pc Bathroom 4.42 Ft x 5.08 Ft

Bedroom 8.75 Ft x 12.75 Ft

Bedroom 9.33 Ft x 8.75 Ft

4pc Bathroom 9.33 Ft x 7.25 Ft

Listing Presented By:



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