



## 200011 TWP RD 640.5 Rural Athabasca County AB

\$344,900

80 MATURE ACRES W/ HOUSE, GARAGE, SHOP, DUGOUT, AND SO MUCH MORE!!! Whether you're looking for an escape from the city, a place to raise the family this acreage is the perfect spot to call home! The home itself features over 1350 sqft of livable space with 3 Bedrooms, 1 Full Bathroom large living room, private dining room, upgraded kitchen and plenty of storage! Outside enjoy a coffee or bbq on the massive south facing deck that looks over the mature trees. The multiple outbuildings are perfect to store the car, truck and all the toys! This is a stunning property with loads of potential! Short commute to Boyle or Athabasca for all the amenities you'd need and approx half way between Fort McMurray and Edmonton!

Listing Presented By:



Originally Listed by:  
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