



Rural Athabasca County Alberta

\$299,900

10 ACRES - AFFORDABLE ACREAGE LIFE located right between Boyle & Athabasca on hwy 663. Just a short drive off the highway, is this beautiful 1991 built manufactured home sitting on a serene 10 acres. Main entrance is a covered front porch with enclosed storage, step inside to a very large den space with wood stove. Continue on to the spacious bright living room that leads to an open kitchen & dining area with beautiful views from all windows. Master bedroom with large ensuite on one end, 2 more bedrooms and another full bathroom at the other end. UPDATES INCLUDE: 2025 brand new furnace/ softener/ distiller, refrigerator & stove. Prior to 2025 but recent includes: new flooring, renos on kitchen & both bathrooms. Large deck to enjoy nature with your morning coffee. The land is beautifully landscaped. You can keep busy with the raised garden and greenhouse area, plus several outbuildings for tinkering. Tons of room for children and pets, even horses! Some of the land to the east is hay. (id:6769)

Living room 15' x 15'

Dining room 8'4 x 7'

Kitchen 15'3 x 9'6

Den 23' x 11'

Primary Bedroom 14'8 x 10'10

Bedroom 2 10' x 7.5'

Bedroom 3 Measurements not available x 9.5 m

Laundry room Measurements not available

Listing Presented By:



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