



650057 Hwy 827 Rural Athabasca County AB

\$234,900

Stunning is what you will say about these 78.82 acres of land, 13 km southeast of Athabasca & right on pavement. The land is a perfect combination of level & rolling topography, a great mix of trees & open meadows, providing you with many options for your country lifestyle. At the west end of the property, along the highway is an approximate 5 acre grassy meadow area & a mature developed yard site. There is an older mobile (not currently livable) on the property (being sold as is where is), so consider this a land only sale with services. Power, gas, septic holding tank, cistern tank but no water pressure system are on site. Behind the yard site & just up the hill slightly is a well cleared area, perfect for a new home site and/or dream shop. The middle portion of the land is a mix of poplar and evergreen trees with many trails throughout & at the very east end of the property is a mix of more open meadows & rows of trees. A perfect hunting spot for you to develop away from everyone.

Listing Presented By:



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