

251047 Highway 663
Rural Athabasca County, Alberta

MLS # A2216283

\$169,000



Division:	NONE		
Type:	Residential/Cabin		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	336 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	-
Garage:	None		
Lot Size:	4.00 Acres		
Lot Feat:	Many Trees, See Remarks		

Heating:	None	Water:	Well
Floors:	Wood	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	23-64-25-W4
Exterior:	Wood Frame	Zoning:	A
Foundation:	See Remarks	Utilities:	Electricity
Features:	See Remarks		

Inclusions: None

Hunting season is close and the elk are bugling. This RECREATIONAL GETAWAY is in the heart of elk country. This rustic acreage near Forfar Recreational Park almost touches Black Bear Grazing reserve, giving you endless acres of land to hunt, quad, and snowmobile on. Conveniently located along Highway 663, near the Athabasca/Westlock County line, this 4 ACRE parcel has a 16'x21' CABIN that is sitting on 16" high metal beams, with underground POWER, SEPTIC HOLDING TANK & WELL from an old building site. Please note that the power is not currently hooked up, but pole is on the property. Portable outhouse included in the sale. Ample space on property for your family to park their RV & enjoy the abundant CROWN LAND & NUMEROUS LAKES in the area.