

**662066 RR 181 #51 (Nobula Drive)
Rural Athabasca County, Alberta**

MLS # A2260651



\$118,000

Division:	Blue Heron Estate		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	966 sq.ft.	Age:	1970 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Driveway, Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.74 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Environmental Reserve,		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Other	Sewer:	None
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Unknown	Zoning:	res
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: 2006 Camper, Quad , all items on the property - AS IS , WHERE IS

Escape to lake life at the popular Blue Heron Estates, just south of Grassland, Alberta! This beautiful .74-acre LOT comes complete with a well, power, gas (an expense you don't have to deal with plus an outhouse already on site) also comes with a 2006 RV and a quad. This property will allow you to take advantage of the natural beauty of the large environmental reserve between you and the lake, (a rare find) offering privacy and scenic views. Blue Heron Estates also features amazing amenities for the whole family and community spirit, including a kids's park, tennis courts, pickle ball courts, a picnic and party shelter with tables, and a ball diamond. WHAT A GREAT SUB-DIVISION!! When you buy this one, "they will come" and you will have plenty of space to host all your family and friends, plus North Buck Lake's white sandy beaches nearby is perfect for ATV adventures and summer fun—this property is an incredible opportunity to enjoy lake living at its finest. Act NOW and START ENJOYING all that it has to offer!! This Property is SOLD AS IS WHERE IS!