DONNAWILSON
REALTOR®

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222039, Township Road 640
Rural Athabasca County, Alberta

MLS # A2356767

$300,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	0 sq.ft.	**Age:**	1980 (46 yrs old)
Beds:	1	**Baths:**	1
Garage:	Carport, Single Garage Detached		
Lot Size:	160.99 Acres		
Lot Feat:	Many Trees		

Heating:	Other	**Water:**	See Remarks
Floors:	Other	**Sewer:**	Other
Roof:	Metal	**Condo Fee:**	-
Basement:	Other	**LLD:**	34-63-22-W4
Exterior:	Mixed	**Zoning:**	A
Foundation:	Other	**Utilities:**	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

Opportunity awaits on this approximately 160-acre property featuring a house, detached garage, and a private rural setting located approximately 35–40 minutes from Athabasca. The property requires repairs and updating and is being sold *as is, where is*, making it an excellent opportunity for a handy buyer, investor, or anyone looking for a project with plenty of potential. Enjoy the peace and privacy of country living while creating your own vision for this acreage. Due to the nature of a judicial sale, limited property information is available, and buyers are encouraged to complete their own due diligence.

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