

\$169,000 - 251047 Highway 663, Rural Athabasca County

MLS® #A2216283

\$169,000

1 Bedroom, 0.00 Bathroom, 336 sqft
Residential on 4.00 Acres

NONE, Rural Athabasca County, Alberta

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.

Built in 2010

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2216283 |
| Price | \$169,000 |
| Bedrooms | 1 |
| Bathrooms | 0.00 |
| Square Footage | 336 |
| Acres | 4.00 |
| Year Built | 2010 |
| Type | Residential |



| | |
|----------|---------------------------------------|
| Sub-Type | Recreational |
| Style | Acreage with Residence, Cottage/Cabin |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 251047 Highway 663 |
| Subdivision | NONE |
| City | Rural Athabasca County |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T0G 0R0 |

Amenities

| | |
|-----------|-----------------------|
| Utilities | Electricity Available |
| Parking | None |

Interior

| | |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances | None |
| Heating | None |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|-------------------------|
| Exterior Features | Private Yard |
| Lot Description | Many Trees, See Remarks |
| Roof | Metal |
| Construction | Wood Frame |
| Foundation | See Remarks |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 5th, 2025 |
| Days on Market | 114 |
| Zoning | A |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE COUNTY REALTY |
|----------------|----------------------------|

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