

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

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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	108
Zoning	A

### Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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