

## \$235,000 - 625001a Rr 235.2, Rural Athabasca County

MLS® #E4414638

**\$235,000**

1 Bedroom, 1.00 Bathroom, 1,819 sqft

Rural on 53.21 Acres

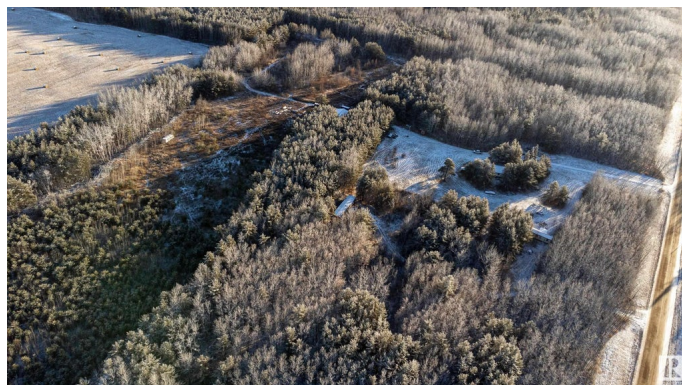
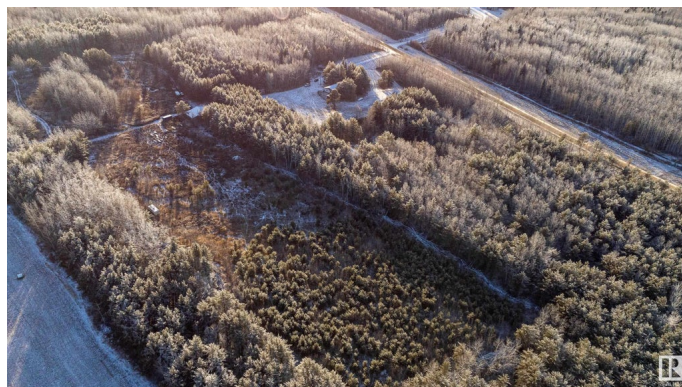
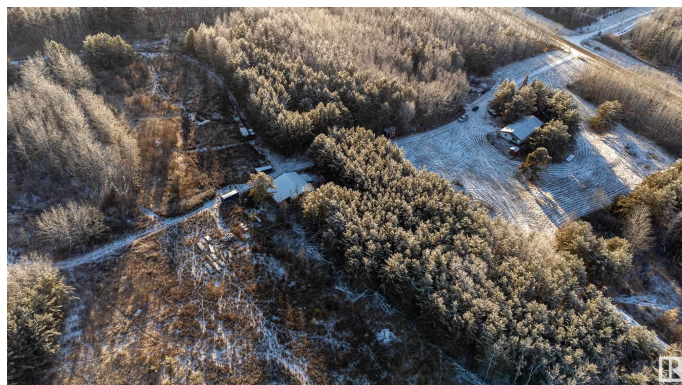
None, Rural Athabasca County, AB

Looking for a private getaway? Here's your Opportunity to own a 53 acre parcel just a few miles North East of Rochester. Crown land borders the south boundary. Buildings on the property are in need of repair. The primary residence is a 1972 mobilehome with a full length addition (1820 Sq ft). The other 2 mobilehomes are 924 sq ft in size and have power, water and septic tanks and were all heated with propane or woodstoves. There's a 1040 Sq ft workshop (dirt floor) and once heated with a woodstove. The property was used as a salvage yard from 1989 through to 2015.

Built in 1972

### Essential Information

MLS® #	E4414638
Price	\$235,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,819
Acres	53.21
Year Built	1972
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow



Status                      Active

**Community Information**

Address                      625001a Rr 235.2  
Area                          Rural Athabasca County  
Subdivision                None  
City                          Rural Athabasca County  
County                      ALBERTA  
Province                    AB  
Postal Code                T0G 1Z0

**Amenities**

Features                    Workshop

**Interior**

Heating                    Forced Air-1, Wood Stove, Propane  
Fireplace                  Yes  
Stories                      1  
Has Basement            Yes  
Basement                  None, No Basement

**Exterior**

Exterior Features        Private Setting, Treed Lot  
Foundation                Block

**Additional Information**

Date Listed                November 26th, 2024  
Days on Market            156  
Zoning                      Zone 60

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Listing information last updated on May 1st, 2025 at 4:17pm MDT