

# \$120,000 - 51, 662066 Range Road 181, Rural Athabasca County

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MLS® #A2147980

**\$120,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.75 Acres

Blue Heron Estate, Rural Athabasca County,  
Alberta

Discover your summer haven on a beautiful 0.74-acre lot at North Buck Lake! This well-treed property offers privacy and a serene setting, perfect for your getaway adventures.

The lot is ready for immediate enjoyment, complete with a 2006 31 foot RV, so you can start making memories right away. With only environmental reserve between your lot and the pristine lake, you have easy access to the water for all your recreational activities, whether it's boating, fishing, or simply soaking in the natural beauty. This unique property offers a rare opportunity to own a piece of paradise close to the lake, providing both tranquility and convenience. The subdivision also has a public boat launch, playground, tennis court, large picnic shelter, ball diamond, and much more! Imagine spending your summers surrounded by lush greenery, with the lake just a short stroll away. Property sold AS IS.

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2147980  |
| Price     | \$120,000 |
| Bathrooms | 0.00      |
| Acres     | 0.75      |



|          |                  |
|----------|------------------|
| Type     | Land             |
| Sub-Type | Residential Land |
| Status   | Active           |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 51, 662066 Range Road 181 |
| Subdivision | Blue Heron Estate         |
| City        | Rural Athabasca County    |
| County      | Athabasca County          |
| Province    | Alberta                   |
| Postal Code | T0A 0M0                   |

### Amenities

|            |                       |
|------------|-----------------------|
| Utilities  | Electricity Available |
| Waterfront | Beach Access          |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2024 |
| Days on Market | 309            |
| Zoning         | CR1            |

### Listing Details

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

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