

**662066 RR 181 #51 (Nobula Drive)  
Rural Athabasca County, Alberta**

**MLS # A2260651**



**\$118,000**

<b>Division:</b>	Blue Heron Estate		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Off Street, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.74 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cleared, Environmental Reserve,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Other	<b>Sewer:</b>	None
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Unknown	<b>Zoning:</b>	res
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2006 Camper, Quad , all items on the property - AS IS , WHERE IS

Escape to lake life at the popular Blue Heron Estates, just south of Grassland, Alberta! This beautiful .74-acre LOT comes complete with a well, power, gas (an expense you don't have to deal with plus an outhouse already on site) also comes with a 2006 RV and a quad. This property will allow you to take advantage of the natural beauty of the large environmental reserve between you and the lake, ( a rare find) offering privacy and scenic views. Blue Heron Estates also features amazing amenities for the whole family and community spirit, including a kids's park, tennis courts, pickle ball courts, a picnic and party shelter with tables, and a ball diamond. WHAT A GREAT SUB-DIVISION!! When you buy this one, "they will come" and you will have plenty of space to host all your family and friends, plus North Buck Lake's white sandy beaches nearby is perfect for ATV adventures and summer fun&mdash;this property is an incredible opportunity to enjoy lake living at its finest. Act NOW and START ENJOYING all that it has to offer!! This Property is SOLD AS IS WHERE IS!