

# **\$149,999 - 634065a Rge Rd 214 (atha County), Rural Athabasca County**

MLS® #E4449390

**\$149,999**

0 Bedroom, 0.00 Bathroom,  
Rural on 79.43 Acres

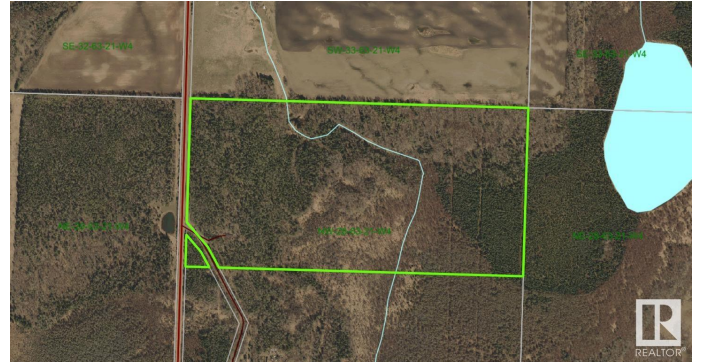
None, Rural Athabasca County, AB

**NEW PINE CREEK - 80 ACRES!** Great pasture or Nature Lover's Paradise! located south of/in between Boyle & Colinton. Beautifully 79.45ac treed land in a private setting. At the entrance is the wraparound driveway leading to an old double garage that needs a new roof but usable, 2 storage sheds, plus an uninhabitable house that could be removed, as it has no basement. The land has power, an old well & sewer tank in the ground (nothing is warranted, land, any services & buildings sold 'as is') \*\*The outdoor enthusiast will LOVE the hidden cabin in the woods with bunk beds & wood stove, which needs a roof like the garage does\*\*. Various flowers grow around the house, strawberries & raspberries throughout the land. The land is mostly treed outside of the old house/ garage/ and wraparound driveway. There is an creek to the far east. The secret cabin is within walking dist of the house. Located just off New Pine Creek road. 15 min from Boyle or Athabasca, 1hr to Edmonton. 2.5 to Fort McMurray.. **DON'T MISS OUT!**

Built in 1982

## **Essential Information**

MLS® #                      E4449390



Price	\$149,999
Bathrooms	0.00
Acres	79.43
Year Built	1982
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	634065a Rge Rd 214 (atha County)
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T0A 0M0

### Exterior

Exterior Features	Creek, Golf Nearby, Private Setting, Recreation Use, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot
-------------------	---

### Additional Information

Date Listed	July 24th, 2025
Days on Market	4
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 28th, 2025 at 7:32pm MDT