# \$69,900 - 100 231054 Twp Rd 623.8, Rural Athabasca County

MLS® #E4444883

## \$69,900

0 Bedroom, 0.00 Bathroom, Rural on 0.59 Acres

Mystic Meadow Estate, Rural Athabasca County, AB

If you are tired of fighting for a recreation spot this summer, set up your roots in Mystic Meadows! This TURNKEY 0.589 acre property is ready for new owners to move in quickly and start making some new family memories. The lot has been carefully carved out to maintain as many of the signature spruce trees that you see in the area, creating a cozy area to enjoy with lots of shade on those hot days. What's all included? First, a 32' Jayflight KS-TT trailer that has been carefully cared for over the years - even covered every winter to protect it from the snow. In addition, there are three storage sheds, one shed converted to a bath house, and a portable portapotty too. Power is already installed and on site. Mystic Meadows is a country residential subdivision on the south end of Athabasca County, with a full time groundskeeper who keeps the subdivision in tip top shape. There is a playground, community BBQ house, a 9 hole pitch and putt and lots of common land to explore and enjoy.

# **Essential Information**

MLS® # E4444883 Price \$69,900







Bathrooms 0.00
Acres 0.59
Type Rural

Sub-Type Vacant Lot/Land

Status Active

# **Community Information**

Address 100 231054 Twp Rd 623.8

Area Rural Athabasca County

Subdivision Mystic Meadow Estate

City Rural Athabasca County

County ALBERTA

Province AB

Postal Code T0G 1Z0

#### **Exterior**

Exterior Features Backs Onto Park/Trees, Flat Site, Level Land, Low Maintenance

Landscape, Not Fenced, Recreation Use, Treed Lot

### **Additional Information**

Date Listed June 27th, 2025

Days on Market 137

Zoning Zone 60

HOA Fees 155

HOA Fees Freq. Annually

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