

# \$118,000 - 662066 Rr 181 Athabasca County

#51 (nobula Drive), Rural

MLS® #A2260651

**\$118,000**

1 Bedroom, 1.00 Bathroom, 966 sqft  
Residential on 0.74 Acres

Blue Heron Estate, Rural Athabasca County,  
Alberta

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, cistern, power, gas (an expense you don't have to deal with) 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! 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!



Built in 1970

## Essential Information

MLS® #	A2260651
Price	\$118,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	966
Acres	0.74
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	662066 Rr 181 #51 (nobula Drive)
Subdivision	Blue Heron Estate
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A0M0

### **Amenities**

Parking Spaces	6
Parking	Driveway, Off Street, RV Access/Parking, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbours Behind, Private, Views, Cleared, Environmental Reserve, Interior Lot, Lake
Roof	Shingle
Construction	Unknown
Foundation	Block

**Additional Information**

Date Listed               September 30th, 2025  
Days on Market        1  
Zoning                    res

**Listing Details**

Listing Office           RE/MAX Connect



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