

# **\$174,900 - 60024 Twp Road 620a, Rural Woodlands County**

MLS® #E4432654

**\$174,900**

1 Bedroom, 0.50 Bathroom, 512 sqft

Rural on 0.76 Acres

None, Rural Woodlands County, AB

Key Location and Convenience for Outdoor Adventure! Just steps from the Athabasca River and 400 meters to Woodlands RV Park and River Marina - park your river boat for as low as \$300/season, or launch your boat just a 2 minute drive away. A 500 meter walk will get you to an Ice Cream, Restaurants, Groceries or Service Station. Sitting on 2 desirable lots, together totalling 0.76 acres is this low maintenance 16'x32' Cottage built in 2022, Enjoy 4 seasons with R-20 insulation, a propane heater and wood stove. Sit outside under the covered veranda, tinker in the garage or utilize the 50 AMP RV Plug and host some friends for a visit. Go Snowmobiling, Hunting, Fishing, Hiking or Horseback Riding in the Sandhills Wildlife Park, just 8 km's away, or if ATV's are your go to, Head to VEGA OHV Recreational Area, where you can ride North towards Slave Lake. Fort Assiniboine has Christmas Movie small town energy, known to host Rodeo's Tournaments and The Hamlet HoeDown is not to be missed. This is your get-away!

Built in 2022

## **Essential Information**

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Price	\$174,900
Bedrooms	1
Bathrooms	0.50
Half Baths	1
Square Footage	512
Acres	0.76
Year Built	2022
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

### Community Information

Address	60024 Twp Road 620a
Area	Rural Woodlands County
Subdivision	None
City	Rural Woodlands County
County	ALBERTA
Province	AB
Postal Code	T0G 1A0

### Amenities

Features	No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor
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### Interior

Heating	See Remarks, Propane, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	River Valley View, Schools, Subdividable Lot
Construction	Wood
Foundation	See Remarks

### Additional Information

Date Listed	April 24th, 2025
Days on Market	100

## Zoning

## Zone 70

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Listing information last updated on August 2nd, 2025 at 10:32am MDT