

# \$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       6  
Zoning                    res

**Listing Details**

Listing Office           RE/MAX Connect



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.