

# **\$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**

MLS® #                      E4432654



|                |           |
|----------------|-----------|
| 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 |
|----------|---|

### 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 | 102              |

## Zoning

## Zone 70

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Listing information last updated on August 4th, 2025 at 9:17pm MDT