# \$279,900 - 27 (31) Golden Sands Drive (golden Nodding), Rural Athabasca County

MLS® #E4464324

## \$279,900

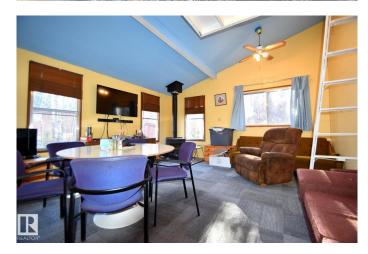
0 Bedroom, 0.00 Bathroom, Rural on 0.58 Acres

Golden Nodding Acres, Rural Athabasca County, AB

NORTH BUCK LAKE - GOLDEN NODDING! Eniov lake life on this beautiful 0.5+ acre property just steps from North Buck Lake beach & boatlaunch! Manufactured home serves as a 3season cabin w/ large addition & covered deck \*NEW ROOF\*. Can all be moved out if you'd like to build your dream lake retreat on the hillside. Featuring 2 bedrooms + loft bed, large living room w/ wood stove, kitchen area, enclosed porch, and outdoor bathroom with shower & sink. Outside offers a covered deck, nice brick firepit area w/ shelter, wood sheds, a huge double garage w/concrete floor, and 2 campers w/ power hookups for guests. Underground power to all, with a power pedestal for future projects. Public beach, boat launch & park in summer. This is a great area for recreation, quadding, hunting and more.. you can start the wood stove and have a great day of sledding, and come back to the warm cozy cabin for a drink. Don't miss out on your opportunity to own lake getaway that offers versatility for your future plans.







#### **Essential Information**

MLS® # E4464324

Price \$279,900

Lease Rate \$38
Bathrooms 0.00
Acres 0.58

Type Rural

Sub-Type Vacant Lot/Land

Status Active

## **Community Information**

Address 27 (31) Golden Sands Drive (golden Nodding)

Area Rural Athabasca County
Subdivision Golden Nodding Acres

City Rural Athabasca County

County ALBERTA

Province AB

Postal Code T0A 0M0

### **Exterior**

Exterior Features Boating, Golf Nearby, Hillside, Picnic Area, Playground Nearby,

Recreation Use, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot,

See Remarks

## Additional Information

Date Listed October 31st, 2025

Days on Market 16

Zoning Zone 60

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Listing information last updated on November 15th, 2025 at 8:47pm MST