

\$414,750 - 194073 Township Road 643, Rural Athabasca County

MLS® #A2053002

\$414,750

3 Bedroom, 2.00 Bathroom, 1,513 sqft
Residential on 31.70 Acres

NONE, Rural Athabasca County, Alberta

Stunning ranch style bungalow on 31.7 acres. This property has it all! Complete set-up with double detached garage, shop, barn, multiple sheds, fenced and cross-fenced. Home is 1512 sq ft with a modern-rustic blend. Vaulted ceiling, 3 bedrooms, spacious main bathroom and ensuite with over-sized walk-in shower. Garage has a concrete floor, propane heat (not hooked up), 220 outlet. 30 ft x 48 ft shop is finished with concrete floor, 220 outlet, 2 stage infrared heat (propane, not hooked up), 16 ft ceiling, 14 ft x 14 ft door. Barn is approximately 15 years old, middle is open with stables along the sides. Property is fenced and cross-fenced. Close proximity to thousands of acres of crown land. Shingles on house and septic tank with surface discharge replaced 2018. Furnace replaced 2022.

Built in 1982

Essential Information

MLS® #	A2053002
Price	\$414,750
Sold Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,513
Acres	31.70



Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	194073 Township Road 643
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A 0M0

Amenities

Parking Spaces	10
Parking	Double Garage Detached

Interior

Interior Features	See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Creek/River/Stream/Pond, Front Yard, Landscaped, Many Trees, Pasture, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Perimeter Wall, Poured Concrete

Additional Information

Date Listed	May 29th, 2023
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Date Sold	June 10th, 2024
Days on Market	378
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office 3% REALTY PROGRESS

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