

\$375,000 - 231083a Township Road 640, Rural Athabasca County

MLS® #A2095801

\$375,000

4 Bedroom, 3.00 Bathroom, 1,176 sqft
Residential on 43.02 Acres

NONE, Rural Athabasca County, Alberta

Well maintained and ready for a quick possession. 43.02 acres with direct access to over 640 acres of crown land in your back yard. Home built in 2007 with 4 bedrooms and 3 bathrooms. Main level has an open kitchen and living room, featuring a custom masonry wood stove with built-in pizza/bread oven. Upper level with 2 bedrooms and bathroom. Primary bedroom has a private deck off the east side with a view of the morning sun. Walk-out basement is partially finished with a family room, bedroom and bathroom. 48 ft x 23 ft tarp Quonset with concrete floor, 23 ft x 24 ft garage with dirt floor. Second yard site with well and septic (older home has been removed). Excellent highway exposure for a home based business.

Built in 2007

Essential Information

MLS® #	A2095801
Price	\$375,000
Sold Price	\$350,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,176
Acres	43.02



Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	231083a Township Road 640
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B5

Amenities

Parking	Double Garage Detached, Gravel Driveway
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Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Gas Stove, Refrigerator
Heating	Forced Air, Propane, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partially Finished, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Triangular Lot, Lawn, Gentle Sloping, Landscaped
Roof	Metal
Construction	Wood Frame
Foundation	See Remarks

Additional Information

Date Listed	November 29th, 2023
Date Sold	February 27th, 2024
Days on Market	89

Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	3% REALTY PROGRESS
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