

\$639,900 - 24 224002 Township Road 654, Rural Athabasca County

MLS® #A2097576

\$639,900

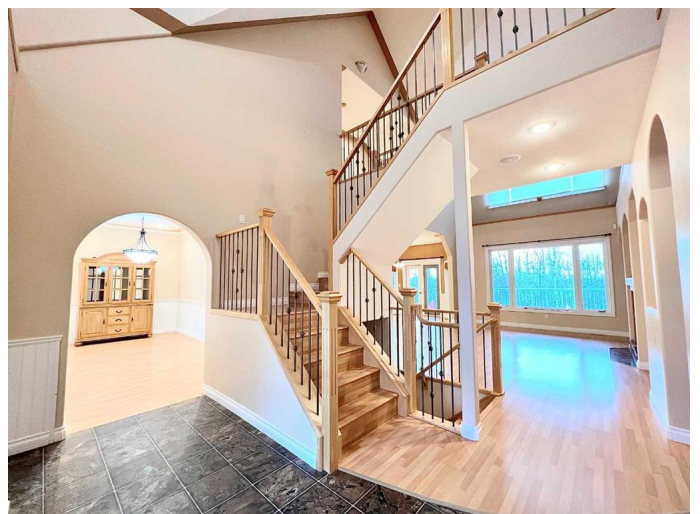
5 Bedroom, 4.00 Bathroom, 2,798 sqft
Residential on 2.67 Acres

Century Estates_CATH, Rural Athabasca County, Alberta

This architectural display of this property is undeniably spectacular. Showcasing over 4500 sq ft across 3 levels, the magnitude of this home will take your breath away. 2.67 secluded acres at the end of the road, no through traffic, only minutes to Athabasca. Featuring 5 bedrooms and 4 bathrooms, with 22 ft vaulted ceiling. Spacious kitchen is open to the living room, with breakfast nook and formal dining room. An entertainers dream. Upper level overlooks the living room and entrance, with 2 massive bedrooms and bathroom. Walk-out basement has an extraordinary 18 ft x 43 ft family room, with so much room to fit whatever you desire. Natural light shines through the wall of glass overlooking the back yard. Hot water heating system provides in-floor heat in the basement, with exchange unit to heat the upper levels. Covered wrap-around deck has discreet pot lighting, hot and cold water taps and a natural gas BBQ outlet. 56 ft x 32 ft shop has 2 open bays for cold storage, and 2 enclosed bays finished on the inside with partial mezzanine for extra storage. 12 ft walls, wired with 110/220.

Built in 2004

Essential Information



MLS® #	A2097576
Price	\$639,900
Sold Price	\$620,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,798
Acres	2.67
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	24 224002 Township Road 654
Subdivision	Century Estates_CATH
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B8

Amenities

Parking	Gravel Driveway, Quad or More Detached
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Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	December 11th, 2023
Date Sold	January 6th, 2024
Days on Market	24
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	3% REALTY PROGRESS
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