

\$620,000 - 645001 Highway 2, Rural Athabasca County

MLS® #A2107577

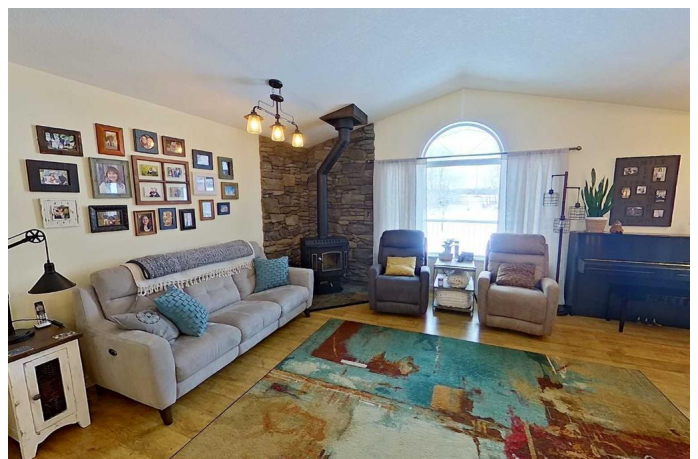
\$620,000

4 Bedroom, 3.00 Bathroom, 1,569 sqft

Residential on 132.00 Acres

NONE, Rural Athabasca County, Alberta

Your family will love this custom built 5 bedroom home and all its quality features in a picturesque setting. Only 12 minutes south of Athabasca. The spacious kitchen offers ample cupboard space and beautiful barnboard accents. The kitchen leads into an open living room with a cozy fireplace and lots of space for family gatherings. Through the French doors off the dining room you will enjoy the 16'x31' covered deck with fiends regardless of weather. It has a built in BBQ and low maintenance decking for your enjoyment. The large master bedroom has lots of natural light as well as large walk-in closet and an ensuite complete with soaker tub. The main floor also has two additional bedrooms and an 4 piece bathroom. The basement features 2 bedrooms, with one being used as an office. There is a large family room with an electric fireplace perfect for those family game nights. A wet bar, bathroom, large laundry room, and a storage room complete the basement. The yard site is nicely treed and has a 20'x32' heated shop and a 22'x22' detached garage, as well as numerous other outbuildings. There's a greenhouse, garden spot, firepit, gazebo, and even a play center for the kids. The property has it all and is nestled on 132 acres bordering the Tawatinaw Valley and has access off Highway 2, yet is in far enough to be peaceful. It has access of the county road to the east as well. This is a prefect balance of farming, hunting and recreation, grassland and timber. They don't come this well kept and



perfect very often

Built in 2007

Essential Information

MLS® #	A2107577
Price	\$620,000
Sold Price	\$605,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,569
Acres	132.00
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	645001 Highway 2
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B3

Amenities

Parking	Double Garage Detached
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Interior

Interior Features	Built-in Features, Wet Bar
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Brush, Farm, Lawn, Gentle Sloping, Landscaped, Pasture
Roof	Asphalt
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	February 13th, 2024
Date Sold	February 28th, 2024
Days on Market	14
Zoning	Ag
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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