

\$489,900 - 417 Birch Street, Rural Athabasca County

MLS® #A2118625

\$489,900

3 Bedroom, 1.00 Bathroom, 1,006 sqft

Residential on 0.42 Acres

Skeleton Lake, Rural Athabasca County,
Alberta

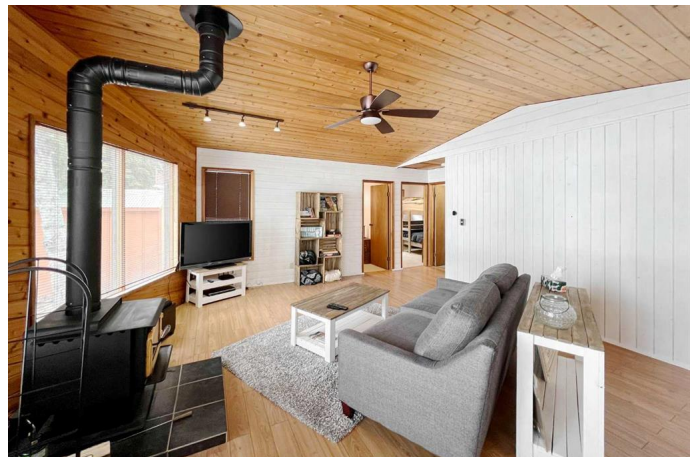
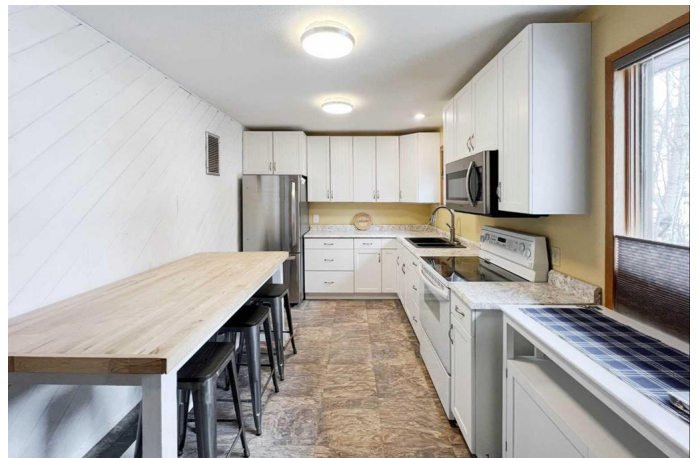
WELCOME TO 417 BIRCH STREET - LAKE FRONT ON Skeleton Lake. This 4 season Cedar cottage will be sure to please with its pride of ownership. Open concept main area with new white kitchen cabinets and counter tops, a very spacious living room with a Certified Wood stove (JUNE 2020 WETT Certificate)for the chillier nights, 3 large bedrooms ,full bath and a walk in pantry/ laundry/ utility area and we CAN NOT forget the million dollar view of the BIG PART of Skeleton Lake located in Harnaha Beach. Enjoy the sun all day on your deck, spacious yard or in the water- the choice is yours! This Cottage boasts pine walls/ceilings and has been newly painted in all the right areas, featuring a Pinterest worthy entrance way and tons of homemade built furniture that will stay for you to enjoy. The outside boasts 2 detached garages, 2 large and sturdy decks, gazebo area and tons of parking for the toys or company with an a RV because this property also features RV parking as well !Come check it out and lets get you moving!!!. Septic tank is 1600 GALS and the water is on a WELL system.

Built in 1982

Essential Information

MLS® # A2118625

Price \$489,900



Sold Price	\$475,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,006
Acres	0.42
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	417 Birch Street
Subdivision	Skeleton Lake
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A0M0

Amenities

Parking Spaces	6
Parking	Double Garage Detached, RV Access/Parking, Single Garage Detached
Is Waterfront	Yes

Interior

Interior Features	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Dock, Fire Pit, Private Entrance, RV Hookup
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Lot Description	Beach, Cul-De-Sac, Gazebo, Lake, Front Yard, Interior Lot, Landscaped, Private, See Remarks, Views, Waterfront
Roof	Metal
Construction	Wood Frame
Foundation	Block, Wood

Additional Information

Date Listed	April 4th, 2024
Date Sold	May 6th, 2024
Days on Market	32
Zoning	RES
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FORT MCMURRAY
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