

\$430,000 - 233062 Township Road 634, Rural Athabasca County

MLS® #A2126868

\$430,000

3 Bedroom, 2.00 Bathroom, 1,143 sqft
Residential on 80.00 Acres

NONE, Rural Athabasca County, Alberta

Welcome to your countryside retreat! This remarkable property offers 80 acres of diverse pasture and hay land, providing ample space for agricultural pursuits, livestock, or simply enjoying the wide-open spaces. The property includes a dugout for a reliable water source. The 3-bedroom, 1.5-bathroom home has a unique layout with the primary bedroom on its own level, complete with sitting area, providing a private sanctuary for relaxation. The double detached garage offers convenient parking and storage solutions, while the hot tub and above-ground pool add a touch of luxury to your outdoor lifestyle. Enjoy the private yard, surrounded by mature trees, offering peace and seclusion. The yard also includes a delightful granary gazebo, ideal for outdoor gatherings, and a variety of fruit trees for those who enjoy homegrown produce and gardening. This property offers a unique combination of modern amenities and natural beauty, creating an inviting retreat. Experience a tranquil lifestyle with all the comforts you need in this 80-acre oasis.

Built in 1952

Essential Information

MLS® #	A2126868
Price	\$430,000
Sold Price	\$404,200



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,143
Acres	80.00
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	233062 Township Road 634
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0G 1T0

Amenities

Parking	Double Garage Detached
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Interior

Interior Features	Bar, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Pellet Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Pellet Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Gazebo, Many Trees, Private

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	April 30th, 2024
Date Sold	May 31st, 2024
Days on Market	31
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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