

# \$485,000 - 223071, 660 Township Rd, Athabasca

MLS® #A2127487

## \$485,000

4 Bedroom, 2.00 Bathroom, 1,229 sqft

Residential on 19.64 Acres

Athabasca Town, Athabasca, Alberta

Introducing a charming countryside retreat just moments from town conveniences. This newly listed property boasts a spacious four-bedroom, two-bathroom layout, perfect for families seeking comfort and versatility. The recently updated basement adds a contemporary touch, while the dual fireplaces—one gas and one wood—offer cozy warmth on chilly evenings. Situated on a sprawling 19.64-acre parcel, the property is a haven for nature enthusiasts and animal lovers alike. With ample space & set up for horses and chickens. Privacy abounds, providing a serene escape from the hustle and bustle of life. Enjoy the tranquility of the outdoors from the beautiful covered deck, ideal for entertaining or simply unwinding amidst breathtaking views. Don't miss the opportunity to make this idyllic countryside oasis your own.

Built in 1979

## Essential Information

MLS® #	A2127487
Price	\$485,000
Sold Price	\$478,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,229
Acres	19.64



Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

### Community Information

Address	223071, 660 Township Rd
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A8

### Amenities

Parking	Double Garage Detached, Single Garage Attached
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### Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Boiler, Fireplace(s), Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	April 30th, 2024
Date Sold	June 2nd, 2024
Days on Market	32

Zoning	CR
HOA Fees	0.00

## Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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