

\$684,000 - 232032 Township Road 680, Rural Athabasca County

MLS® #A2131750

\$684,000

4 Bedroom, 2.00 Bathroom, 1,090 sqft
Residential on 160.00 Acres

NONE, Rural Athabasca County, Alberta

Here is your opportunity for country living - 160 acres!!! The updated home offers the perfect blend of comfort and tranquility, nestled in nature's beauty. Virgin timber, walking trails, the Athabasca River in your backyard and an abundant of wildlife for the nature lovers. As you step inside the home, you'll be greeted by a beautifully updated interior - flooring, paint, cabinets, fixtures, appliances, bathrooms, so much more and featuring new windows that flood the rooms with natural light and showcase the surrounding landscape. This home has 4 bedrooms(2 on main & 2 in basement) and 2 baths, offering ample space for comfortable living. Step outside onto the expansive deck, where endless possibilities await for outdoor gatherings, dining, or simply unwinding amidst the tranquility of the surroundings. Venture downstairs to discover the finished basement offering additional living space ideal for a home office recreation area – the choice is yours! Now outside there are many features to support your needs - 30' x 40' garage, chicken coop, greenhouse, workshop with lean-to for storage, heated doghouse, pole shed and a building that could be used for what ever needs maybe. Experience the joys of country living in a setting that combines modern conveniences with the rural life. Welcome home to your own slice of paradise.



Built in 1961

Essential Information

MLS® #	A2131750
Price	\$684,000
Sold Price	\$665,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,090
Acres	160.00
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	232032 Township Road 680
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B6

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking	Triple Garage Detached

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Insert, Living Room, Wood Burning

Has Basement	Yes
Basement	Finished, Full, Walk-Out
Exterior	
Exterior Features	Kennel, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Brush, Creek/River/Stream/Pond, Farm, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaped, Many Trees, Pasture
Roof	Metal
Construction	Mixed
Foundation	Block, Combination, Poured Concrete

Additional Information

Date Listed	May 14th, 2024
Date Sold	July 24th, 2024
Days on Market	71
Zoning	AU
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.