

\$599,900 - 222030 Township Road 660, Rural Athabasca County

MLS® #A2132020

\$599,900

4 Bedroom, 3.00 Bathroom, 3,110 sqft
Residential on 74.78 Acres

NONE, Rural Athabasca County, Alberta

Nestled amidst the tranquility of 74 lush wooded acres, this captivating custom-built home offers the perfect blend of privacy, space, and elegance. Ideal for the discerning buyer seeking an exquisite family haven, this property boasts over 3000 square feet of finished living space above grade, coupled with a full, partially-finished basement that awaits your personal touch. Step inside to discover a generously proportioned interior that seamlessly blends functionality with modern charm. The heart of the home features a vast open-plan area that includes a living room, dining space, and a large kitchen, all anchored by a cozy wood stove insert fireplace that promises warmth and comfort on chilly evenings. Natural light floods through large windows, illuminating the space and offering serene views of the surrounding woodland. The exceptionally large primary suite serves as a private sanctuary, complete with a walk-in closet and a 5-piece ensuite. Three additional bedrooms on the upper floor ensure ample space for family and guests alike, while an open-concept office area and den add flexibility to the floor plan, accommodating every need from remote work to leisure. Outdoor living is equally impressive, with a large deck off the back providing the perfect spot for al fresco dining and relaxation. The front of the home is graced by a covered deck, offering a sheltered space to enjoy the natural



beauty that envelops this home. The long driveway, lined with perfectly planted trees, sets a majestic tone upon arrival, leading up to a double attached garage that offers both convenience and ample storage. Located just minutes from town, this property combines the essence of a rural retreat with proximity to all amenities. The original owners, who have lovingly raised their family here, are now ready to pass on this beautiful home to another family that will cherish it as deeply as they have. This property is not just a home, but a lifestyle choice, promising a blend of comfort, luxury, and natural beauty. Be prepared to fall in love with your family’s new forever home.

Built in 2002

Essential Information

MLS® #	A2132020
Price	\$599,900
Sold Price	\$633,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,110
Acres	74.78
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	222030 Township Road 660
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County

Province	Alberta
Postal Code	T9S 2A6

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	Bathroom Rough-in, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Unfinished

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2024
Date Sold	May 31st, 2024
Days on Market	16
Zoning	AU
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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