

\$560,000 - 25, 660023, Athabasca County

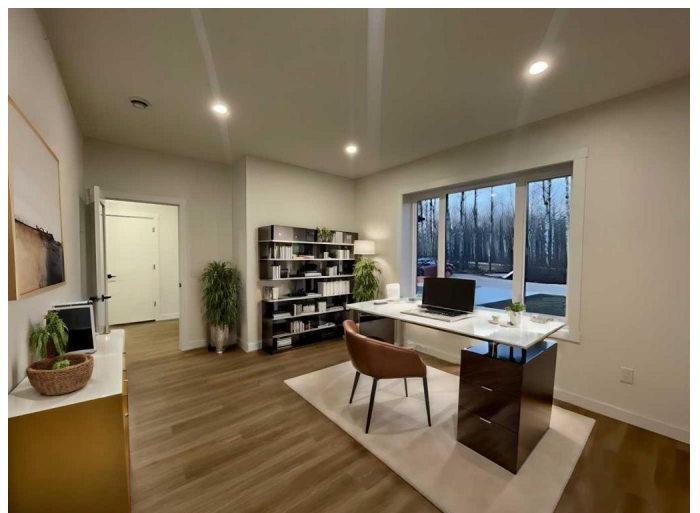
MLS® #A2133195

\$560,000

3 Bedroom, 3.00 Bathroom, 2,018 sqft
Residential on 2.50 Acres

NONE, Rural Athabasca County, Alberta

This is your opportunity to own a pristine, BRAND NEW home situated on a spacious 2.5 acre lot just a short distance from town in the brand new subdivision in Copper Ridge Estates. This exceptional home has been constructed with the utmost care and attention to detail, showcasing impeccable taste and a show home quality finish. Just over 2000 sq ft of living space all on ONE LEVEL, this property is sure to leave a lasting impression. Featuring 4 bedrooms, 2 1/2 bathrooms, this home has been carefully planned with 9 ft ceilings, an inviting open concept kitchen and family room layout. The luxurious master bedroom ensuite includes double vanities, a custom tiled shower, and a MASSIVE walk in closet. The family room is LIGHT AND BRIGHT, creating a warm and welcoming atmosphere, while offerings stunning views of the backyard. The kitchen is complete with custom built cabinetry, elegant white quartz countertops, and sleek black fixtures and hardware. Additionally, there is a 2 piece washroom located next to the mudroom with access to the double attached garage. The home features ICF construction up to the roof, a hydronic radiant floor, and a heat recovery ventilator for maximum efficiency. Outside, the yard has been beautifully landscaped with a concrete patio and sidewalks, creating the perfect oasis.



Built in 2023

Essential Information

MLS® #	A2133195
Price	\$560,000
Sold Price	\$542,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,018
Acres	2.50
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	25, 660023, Range Road 224
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A8

Amenities

Parking	Double Garage Attached, Parking Pad
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Interior

Interior Features	Kitchen Island
Appliances	None
Heating	Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Brush, Front Yard, Lawn, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Vinyl Siding
Foundation	ICF Block, Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	June 20th, 2024
Days on Market	29
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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