

\$579,900 - 213034 Township Road 690, Rural Athabasca County

MLS® #A2144371

\$579,900

3 Bedroom, 2.00 Bathroom, 1,744 sqft
Residential on 70.20 Acres

NONE, Rural Athabasca County, Alberta

Discover the epitome of luxury and nature with this 1744 sq ft high-end ranch-style bungalow. Crafted with meticulous attention to detail, this home offers a harmonious blend of sophistication and rustic charm, making it perfect for those who cherish comfort and the great outdoors. The primary suite features direct access to a private deck and hot tub, a luxurious 12x12 en-suite with a freestanding soaker tub, a beautifully tiled walk-in shower, and a large walk-in closet with built-in organizers. The gourmet kitchen, designed for culinary enthusiasts, boasts stunning quartz countertops, an island, a gas range, and a built-in oven and microwave. The open-concept layout flows seamlessly into the main living area with vaulted ceilings, creating an airy and spacious environment, with access to the deck and breathtaking views from every window. Open and covered decks envelop the house, offering multiple vantage points to appreciate the incredible views of the treed country setting. This property is a nature lover's dream, featuring 70 acres of rolling land with Deep Creek running through, groomed trails, and a furnished log cabin by the creekfront for endless exploration and adventure. Enjoy cozy evenings by the fire pit near the house or down at the cabin, immersing yourself in tranquility. Additional features include a 14'x24' single detached garage, a 26'x32' workshop with a bathroom, a



30'x40' storage shed, and tractor storage with a lean-to. Situated close to the Athabasca River and Riverside Park/campground with a boat launch and access to thousands of acres of crown land, this property is ideal for outdoor enthusiasts. The beautifully treed landscape is abundant with wildlife, offering a picturesque and serene living environment. If you love nature and living off the land without compromising luxury, this property is your perfect match.

Built in 2015

Essential Information

MLS® #	A2144371
Price	\$579,900
Sold Price	\$574,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,744
Acres	70.20
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	213034 Township Road 690
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A6

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available
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Parking	Double Garage Detached, Garage Door Opener, Gravel Driveway, Single Garage Detached
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Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard, RV Hookup
Lot Description	Creek/River/Stream/Pond, Garden, Gentle Sloping, Landscaped, Many Trees, Private, Treed
Roof	Asphalt
Construction	Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Perimeter Wall, Piling(s), See Remarks

Additional Information

Date Listed	July 1st, 2024
Date Sold	August 8th, 2024
Days on Market	38
Zoning	AU
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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