

\$345,000 - 237 Golden Nodding, Rural Athabasca County

MLS® #A2149338

\$345,000

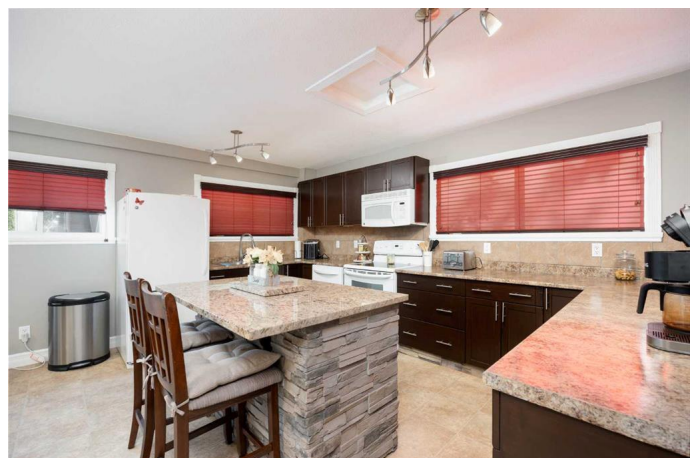
3 Bedroom, 2.00 Bathroom, 1,469 sqft
Residential on 0.67 Acres

N/A, Rural Athabasca County, Alberta

Welcome to GOLDEN NODDING ACRES in North Buck Lake. This 4 season cottage is ready for new owners to start enjoying lake life at its best with 3 great size bedrooms and 1.5 bathrooms! This home features a very spacious kitchen with a granite island, tons of Cabinets and counterspace, and a large dining area with easy access to both the front deck and mud room leading to the backyard. You will love the high ceilings, making everything feel extra grand in the front living room and area. PLUS, the oversized heated garage is a bonus for extra storage and all your toys. The driveway wraps around to the upper part of the home for easier access but also has lower driveway, allowing extra parking. Both the house and garage boast in floor heat. Deck has been freshly painted for your enjoyment. This area is amazing for the ATV enthusiasts, swimming, boating and great community spirit. Located minutes from Caslan, 15min from Boyle, 1 3/4 hrs from Edmonton and 2 3/4 hrs from Fort McMurray. Book your showing now and make your dream your reality! ** Seller unsure of the original cottage age (kitchen area), the newest addition was built in 2009. Septic tank size needs to be verified. Water source is a Well.

Built in 2009

Essential Information



MLS® #	A2149338
Price	\$345,000
Sold Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,469
Acres	0.67
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	237 Golden Nodding
Subdivision	N/A
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A0M0

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Gravel Driveway, Heated Garage, Off Street, Oversized, RV Access/Parking, See Remarks
Waterfront	Beach Access, Lake Access, Lake Privileges

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard, In Floor, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Lighting
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Lot Description	Fruit Trees/Shrub(s), Lake, Lawn, Gentle Sloping, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Vinyl Siding, Wood Frame
Foundation	Pillar/Post/Pier

Additional Information

Date Listed	July 13th, 2024
Date Sold	September 4th, 2024
Days on Market	53
Zoning	RES
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FORT MCMURRAY
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