

\$309,900 - 189 Golden Nodding Road, Rural Athabasca County

MLS® #A2156540

\$309,900

2 Bedroom, 1.00 Bathroom, 828 sqft
Residential on 0.63 Acres

North Buck Lake, Rural Athabasca County,
Alberta

Escape to the serene surroundings of Golden Nodding Acres, where this fully modernized 1.5-story cabin awaits. This year-round retreat offers 2 cozy bedrooms, a charming loft family room area, and a fully renovated 3-piece bathroom. The separate furnished bunkhouse and RV plugs make it perfect for hosting family and friends, while the firepit provides a welcoming spot for evening gatherings. Nestled on a nearly 3/4-acre semi-private lot, this property is just a few minutes walk from the clear waters of North Buck Lake. Golden Nodding Acres isn't just a place—it's a community. Imagine spending summers on the pristine beach, complete with a roped-off swimming area and a dock for your boat. Families will love the walking trail to the lake, the playground, and the variety of recreational options, including a football field, baseball backstop area, tennis, and basketball courts, and extensive ATV trails for both summer and winter adventures. This community is known for its incredible spirit, with events like the Canada Day parade, annual family BBQs, and the much-anticipated poker rally, bringing everyone together. Whether you're looking for a peaceful escape or a place to make lasting memories, this property in Golden Nodding Acres on North Buck Lake is the perfect setting for your new adventure.



Built in 1985

Essential Information

MLS® #	A2156540
Price	\$309,900
Sold Price	\$287,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	828
Acres	0.63
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	189 Golden Nodding Road
Subdivision	North Buck Lake
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A0M0

Amenities

Parking	Gravel Driveway, Outside, RV Access/Parking
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Interior

Interior Features	Ceiling Fan(s), High Ceilings, Vinyl Windows
Appliances	Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard, RV Hookup
Lot Description	Cul-De-Sac, Lake, Gentle Sloping, Landscaped, Private, Treed
Roof	Metal
Construction	Wood Frame
Foundation	Perimeter Wall, Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 25th, 2024
Days on Market	16
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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