

\$559,900 - 194012 Township Road 680, Rural Athabasca County

MLS® #A2159572

\$559,900

5 Bedroom, 3.00 Bathroom, 1,881 sqft
Residential on 11.02 Acres

NONE, Rural Athabasca County, Alberta

Prepare to be spoiled by this luxurious country home on 11.02 acres with no neighbours in sight. Your first step inside the house will be greeted with a wall of glass filling the space with beautiful natural light, high ceilings and teak hardwood floors. Custom kitchen cabinets with granite counters are continued through the main level bathrooms and laundry. Primary bedroom has a large walk-in closet, and spacious ensuite with double vanity, oversized shower and separate soaker tub. Laundry room is conveniently located on the main level close to the bedrooms, and is roughed in for another toilet if you™d like to turn it into a half bathroom. Basement has in-floor heat, and is completely developed with a huge family room, 2 more bedrooms, 2 dens, bathroom, plus extra storage and cold room. Roughed in for a second laundry room and wet bar. Massive enclosed sun room off the back deck will allow you to enjoy the outdoors a little longer, with natural gas BBQ hook-up (not to mention all the snow shovelling you won™t have to do). 23 ft x 25 ft garage with concrete floor and in-floor heat. 32 ft x 60 ft quonset with concrete floor, multiple 220 outlets for welding. Many upgrades since 2021 including a new water system (household and reverse osmosis under kitchen sink for drinking water), new dishwasher and stove, all light bulbs throughout the house replaced with LED, boiler system serviced, fire pit with gravel



pad, aerator added to the pond, and over 100 pine, willow and elm trees planted. Water source is a drilled well. Natural gas heat.

Built in 2012

Essential Information

MLS® #	A2159572
Price	\$559,900
Sold Price	\$540,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,881
Acres	11.02
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	194012 Township Road 680
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A 0M0

Amenities

Parking	220 Volt Wiring, Double Garage Detached, Gravel Driveway, Heated Garage
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Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Microwave Hood Fan, Stove(s)
Heating	Forced Air, Boiler, In Floor, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Landscaped, Garden, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 21st, 2024
Date Sold	November 13th, 2024
Days on Market	84
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	3% REALTY PROGRESS
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