

\$625,000 - 225066 Highway 2, Rural Athabasca County

MLS® #A2165660

\$625,000

2 Bedroom, 4.00 Bathroom, 1,943 sqft

Residential on 40.17 Acres

NONE, Rural Athabasca County, Alberta

Everything you have ever wanted in an acreage and possibly more! 40.17+/- acres of land just west of the Town of Athabasca limits. Situated in the County of Athabasca, this home was built in 1986 with every high end box checked off. Just under 2000 sq ft on the main level, it features things like a sunken living room, massive kitchen with all custom cabinets, 2 islands, built in jenn air stove top, built in oven, room for a large side by side fridge/stove combo and the ever so popular sunshine ceiling. Dining area has a patio door to the deck, custom built in cabinetry and an built in office desk. Office space off the kitchen which could be utilized as a bedroom, 3 piece bathroom and the side door and also access to the double garage. The home has had one of the bedrooms converted to a luxury laundry room, large bedroom, 4 piece main bathroom with mirrors in the shower. The large master bedroom features its own built-in make-up table, closet space and 3-piece en-suite. The walk out basement has a second kitchen, den, and the largest entertaining space complete with bar and pool table. This floor is completed with a 4 piece bathroom, cold storage room and utility room. Upgraded shingles, new high efficiency furnace and hot water tank, and central air conditioning complete this home. The main and second driveway are both paved. Double detached 28'x24' garage in the back that can easily be brought back to life with a new overhead door and a good clean. There is a dugout to the west of the shop. The



3200 sq. ft. (40'x80') shop is any owners dream. Fully serviced with 2 large overhead doors, heat, water and sewer. The property is beside the Athabasca River, so you have the ability to venture down and enjoy the serenity of nature.

Built in 1986

Essential Information

MLS® #	A2165660
Price	\$625,000
Sold Price	\$617,500
Bedrooms	2
Bathrooms	4.00
Full Baths	4
Square Footage	1,943
Acres	40.17
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	225066 Highway 2
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B6

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	20
Parking	Asphalt, Double Garage Attached, Double Garage Detached, Garage Door Opener

Interior

Interior Features	Bar, Built-in Features, Kitchen Island
Appliances	Built-In Oven, Built-In Range, Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Portable Dishwasher, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Environmental Reserve, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	October 4th, 2024
Days on Market	21
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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