\$749,000 - 655059 Highway 813, Rural Athabasca County

MLS® #A2075860

\$749,000

3 Bedroom, 5.00 Bathroom, 2,417 sqft Residential on 18.36 Acres

NONE, Rural Athabasca County, Alberta

One of a kind property that has everything you need! Extensively renovated home with shop and in-law living quarters. THE HOME... has been meticulously renovated and would be a pleasure to call home. The open kitchen and living room have lots of windows that all have a UV filter and remote control blinds. Luxury vinyl plank flooring, guillotine fireplace with live edge aspen manel is definitely the focus of the living room plus the garden door to the partially covered low maintenance deck. The kitchen has all custom cabinetry, top end appliances, beautiful island and lots of counter space. Dining area has 2 pantry's and room for a nice sized dining table. The main 3 piece bathroom features natural light and stunning tile work in the walk in shower that is shown through the glass door. The master suite is gorgeous! You will feel like you are away at a spa. Walk in shower with 3 shower heads, soaker tub with fireplace insert on the wall, 2 sinks in the vanity and a water closet. The walk in closet has a closet organizer and features the washer and dryer. Then there is a door to the private deck. All interior walls have been insulated. THE SHOP... Over 6000 sq. ft. of space. Areas have been separated and well thought out, so there is ample space and opportunity. 4 piece bathroom and also a 2 piece bathroom. Office space and a storage space. Paint booth included, in-floor heat throughout, 2000 gallon cistern and seriously







room for everything! THE IN-LAW QUARTERS... features an open kitchen and living room, wood stove, separate entrance, 3 piece bathroom with washer and dryer and a door to the covered deck off the bedroom. All of this on just over 18 acres with highway frontage. Less than 5 minutes to Athabasca and close to the Athabasca Golf Course.

Built in 1990

Essential Information

MLS® # A2075860 Price \$749,000

Bedrooms 3
Bathrooms 5.00
Full Baths 4
Half Baths 1

Square Footage 2,417
Acres 18.36
Year Built 1990

Type Residential Sub-Type Detached

Style Acreage with Residence, 2 Storey

Status Active

Community Information

Address 655059 Highway 813

Subdivision NONE

City Rural Athabasca County

County Athabasca County

Province Alberta
Postal Code T9S 2A2

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Parking Driveway, Gravel Driveway, Off Street, Quad or More Attached

Interior

Interior Features Closet Organizers, Double Vanity, Kitchen Island

Appliances Dishwasher, Dryer, Electric Stove, Gas Cooktop, Refrigerator, Washer,

Window Coverings

Heating Boiler, Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 2

Fireplaces Living Room, Wood Burning

Basement None

Exterior

Exterior Features Storage

Lot Description Front Yard, No Neighbours Behind

Roof Metal

Construction Metal Siding

Foundation Slab

Additional Information

Date Listed August 24th, 2023

Days on Market 796 Zoning A

Listing Details

Listing Office ROYAL LEPAGE COUNTY REALTY

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