



211016 Highway 663 Rural Athabasca County Alberta

\$344,400

Enjoy peaceful country living on this 11-acre acreage just off Hwy 663 between Boyle and Athabasca. The home offers a bright, comfortable layout with 4 bedrooms (1 on the main level and 3 down) and 2 updated bathrooms, including a tastefully renovated main bath. The main floor features a spacious living room with laminate flooring and a wood-burning fireplace, a large dining area with patio doors to the yard to a future deck, and a functional kitchen with plenty of cabinet space. The yard is a mix of mature trees, open lawn, and a garden spot, providing privacy and room to spread out. A double detached garage plus a separate workshop give you space for vehicles, tools, and hobbies. With easy highway access and plenty of usable land, this property is ideal for anyone looking for space, quiet, and an affordable acreage lifestyle. (id:6769)

3pc Bathroom .00 Ft x .00 Ft

Bedroom 8.83 Ft x 10.75 Ft

Bedroom 7.58 Ft x 8.33 Ft

Bedroom 10.67 Ft x 10.08 Ft

Recreational, Games room 10.75 Ft x 12.08 Ft

Storage 10.83 Ft x 12.00 Ft

Furnace 10.92 Ft x 8.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Kitchen 9.25 Ft x 13.50 Ft

Laundry room 10.67 Ft x 11.50 Ft

Living room 13.58 Ft x 25.25 Ft

Primary Bedroom 10.75 Ft x 11.58 Ft

Foyer 9.58 Ft x 11.50 Ft

Listing Presented By:



Originally Listed by:

ROYAL LEPAGE COUNTY REALTY



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