



623082 Rg Rd 251 Rural Athabasca County AB

\$509,000

AMAZING ACREAGE CLOSE TO ARMSTRONG LAKE! 2005 1882 sq ft 3 bdrm 1.5 storey home w/ att garage, heated shop & numerous outbuildings. Massive grand entrance into vaulted open concept living, kitchen & dining. Above garage is massive primary bdrm w/ walk in closet & 4 pce ensuite w/ air tub, walk in shower & bidet toilet. Main floor boasts eng hardwood, stone wood burning fireplace, custom maple/ash kitchen w/ walk in pantry, SS appl, glass backsplash & under cabinet lighting. Down the hall you will find 4 pce bath, laundry rm & 2 bdrms (one having murphy bed). This home has massive windows w/ beautiful yard views, garden doors to concrete & stone patio & sidewalk to shop. Outside is 34x48 shop, shop side 22' wide & man cave side 12', both heated. 1-12' & 1-10' ,& 1-8' door. Rail car w/ shelving, green houses, storage sheds, garden spots, raised beds & saskatoon, raspberry & haskap patch. Private location w/ 30 min commute to Athabasca, 3 hrs to FtMcMurray, 25 min to Westlock & 1 hour to St Albert.

Listing Presented By:



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