



## 640048 RR 233 Rural Athabasca County AB

\$425,000

Discover all that country living has to offer at this charming 3+1 bed, 2 bath log home on 10.01 acres, conveniently located 20 mins south of Athabasca, 30 mins to Westlock & only 1 mile off pavement. As you enter the home you will be welcomed in with a large open, bright space that lends itself to many options. A couple steps into the kitchen/dining area, and you'll find a nice country kitchen with ample countertop & cabinets, plus a spacious dining area for the whole family & more. 3 good sized bathrooms, a 4 piece bath & living room complete the main living area. Downstairs, is more space for a growing family. Large rec room, recently renovated bathroom with walk in shower, 4th bedroom & loads of storage space. Want a shop too? Check out the 32x42 shop, complete with boiler in-floor heat & a new over head door. Another bonus...a horse/sheep pasture is fully fenced & cross fenced with page wire, ready for animals. And if you love the outdoors, the yard is impressive too!

Listing Presented By:



Originally Listed by:

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