



Listing ID: 48473/AWRA

225032 HIGHWAY 663 Athabasca AB

\$469,900

Lose yourself in the panoramic view of the valley from virtually everywhere of this acreage near Colinton. Whether you are enjoying your morning coffee, evening glass of wine, out in the yard, or working in the shop...the view is spectacular! This walkout bungalow offers over 3300 sq ft of total living space and is a great property for a large family that loves the outdoors. Featuring 5 bedrooms, 3 bathrooms, large livingroom, family room and HUGE bonus room off kitchen. Living here, you will never run out of space or get in each others way, it is virtually impossible. The multi purpose bonus room has a separate entrance and is surrounded by windows capturing the amazing view at all times of the day. Double attached garage(25x26) and separate shop(26x48) with overhead door & lean to(48x18). Some upgrades include basement (redone 2018), upstairs flooring & paint, new septic & well pump. This beautiful setting sits on 26 acres and is located only 10 min south of Athabasca just off the pavement.



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