



1655068 Range Road 224 Rural Athabasca County Alberta

\$459,500

Experience the advantages of rural living just a 5-minute drive from Athabasca. This charming home, set on 1.73 acres, offers 2,860 square feet of living space across a well-designed layout featuring 3+2 bedrooms and 3 bathrooms. The main floor boasts an open concept with a spacious kitchen and dining area complete with a large island, pantry, and stainless steel appliances, seamlessly flowing into a comfortable living room perfect for evening relaxation. The primary bedroom serves as a private retreat with a luxurious ensuite that features a deep soaking tub, a walk-in shower with body jets, dual sinks, and a walk-in closet outfitted with built-in organizers. Two additional bedrooms and a conveniently located laundry room round out the main floor. The fully finished basement further enhances the living space with two family rooms—one including a built-in lounging bed ideal for movie nights—two extra bedrooms, and a three-piece bathroom. The standout double attached garage, along with wood-lumber finished walls and ceilings, adds distinctive charm and character to this delightful home. (id:6769)

4pc Bathroom 10.25 Ft x 5.75 Ft

Bedroom 12.58 Ft x 10.75 Ft

Bedroom 12.75 Ft x 10.67 Ft

Recreational, Games room 24.00 Ft x 15.83 Ft

Furnace 11.75 Ft x 14.42 Ft

4pc Bathroom 5.08 Ft x 10.58 Ft

5pc Bathroom 7.92 Ft x 12.25 Ft

Bedroom 11.33 Ft x 11.17 Ft

Bedroom 10.17 Ft x 10.08 Ft

Dining room 11.25 Ft x 16.33 Ft

Kitchen 9.58 Ft x 15.58 Ft

Laundry room 6.67 Ft x 5.50 Ft

Living room 14.00 Ft x 15.00 Ft

Primary Bedroom 14.92 Ft x 11.08 Ft

Listing Presented By:



Originally Listed by:
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