



## Rural Athabasca County Alberta

\$469,000

Affordable farm living! 69 acres of quality farmland, 2049 sq ft raised bungalow with 6 bedrooms, 3 bathrooms, fully finished basement with additional kitchen, oversized 40'x40' garage, numerous outbuildings, older farmhouse and mobile home that is rented out generating \$900/mo + utilities. You won't run out of space in this home, 2 bedrooms up, the primary with a 3 piece ensuite, huge kitchen and dining area, breakfast nook, and spacious living room. The basement has 4 good sized bedroom, full bath, living room and second kitchen. Enormous attached 40'x40' garage, heated and plenty of room for parking or a shop. There is also a 20'x34' workshop built on to the garage, barn, numerous storage buildings and greenhouse. Beautiful yard and garden area, 2 wells, 2 sewer systems, the land is fenced and cross fenced as well. If you are looking for acreage or farm living at a great price, look no further. The rental income will help pay a good chunk of your mortgage. Great private location! (id:6769)

Den 3.67 m X 2.74 m  
 Bedroom 3 3.59 m X 3.41 m  
 Bedroom 4 3.36 m X 2.76 m  
 Bedroom 5 4.35 m X 2.76 m  
 Bedroom 6 2.65 m X 2.74 m  
 Recreation room 5.98 m X 5.47 m  
 Second Kitchen 2.22 m X 5.47 m

Living room 4.14 m X 4.08 m  
 Dining room 4.52 m X 3.04 m  
 Kitchen 3.25 m X 4.39 m  
 Family room 3.84 m X 5.32 m  
 Primary Bedroom 5.49 m X 5.83 m  
 Bedroom 2 4.72 m X 3.63 m  
 Breakfast 3.9 m X 9.3 m

Listing Presented By:



Originally Listed by:  
 Royal Lepage County Realty

<https://www.advanced1.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
 Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)