



Rural Athabasca County Alberta

\$529,900

AMAZING 1412 SQ FT 6 BDRM WALKOUT HOME ON 17.17 ACRES! Well built 1986 bi-level home w/ 2x8 walls (staggered). Enter home on ground level through large entrance w/ summer kitchen, mudroom, laundry & 2 pce bath. Upper floor boasts bright south facing living rm w/ access to 251 sq ft sunroom, U shaped kitchen w/ dining nook. Down the hall you will find 3 pce bath & 3 bdrms, the primary having 2 closets. Downstairs is an additional 3 bdrms, 3 pce bath, jet tub room, mech/storage, & large family rm w/ walk out door to front covered patio. Home is immaculate, has HE furnace & in floor heat system, pressure & newer water system in bsmt, roof & siding done in 2002. Outside you will find north patio w/ laundry line & cobble stone parking pad, 22x40 older garage, 28x40 heated shop w/14' doors, & 30x40 cold storage quonset. Beautifully landscaped yard w/ fire pit area, flower gardens & 2 vegetable gardens, remainder of land has been rented & hayed. Located on paved highway 2, 30 mins to Athabasca or Westlock (id:6769)

Family room 5.86 m X 3.99 m
Bedroom 4 3.16 m X 3.82 m
Bedroom 5 2.94 m X 3.8 m
Bedroom 6 2.88 m X 2.42 m
Living room 5.98 m X 4.29 m

Dining room 2.74 m X 3.84 m
Kitchen 2.52 m X 4.36 m
Primary Bedroom 3.13 m X 3.7 m
Bedroom 2 3.37 m X 2.87 m
Bedroom 3 4.29 m X 2.87 m

Listing Presented By:



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