



## Rural Athabasca County Alberta

\$509,000

AMAZING ACREAGE CLOSE TO ARMSTRONG LAKE! 2005 1882 sq ft 3 bdrm 1.5 storey home w/ att garage, heated shop & numerous outbuildings. Massive grand entrance into vaulted open concept living, kitchen & dining. Above garage is massive primary bdrm w/ walk in closet & 4 pce ensuite w/ air tub, walk in shower & bidet toilet. Main floor boasts eng hardwood, stone wood burning fireplace, custom maple/ash kitchen w/ walk in pantry, SS appl, glass backsplash & under cabinet lighting. Down the hall you will find 4 pce bath, laundry rm & 2 bdrms (one having murphy bed). This home has massive windows w/ beautiful yard views, garden doors to concrete & stone patio & sidewalk to shop. Outside is 34x48 shop, shop side 22 wide & man cave side 12, both heated. 1-12 & 1-10, & 1-8 door. Rail car w/ shelving, green houses, storage sheds, garden spots, raised beds & saskatoon, raspberry & haskap patch. Private location w/ 30 min commute to Athabasca, 3 hrs to FtMcMurray, 25 min to Westlock & 1 hour to St Albert. (id:6769)

Living room 6.37 m X 6.66 m

Dining room 3.62 m X 3.55 m

Kitchen 5.59 m X 4.06 m

Bedroom 2 4.67 m X 3.16 m

Bedroom 3 3.71 m X 3.18 m

Primary Bedroom 7.01 m X 4.46 m

Listing Presented By:



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