



Rural Athabasca County Alberta

\$289,900

Discover over 13 acres of beautifully treed privacy just 5 min.north of Rochester in Athabasca County,1hr. from Edmonton & 25 min.from Athabasca.A rare place where you can truly breathe,unplug & enjoy the freedom of country living.Wander private trails through tamarack,blackspruce,birch,pick berries,enjoy wildflowers & relax by the dugout pond surrounded by peaceful meadows.Ideal for a hobby farm,multigenerational living,home business or a quiet retreat,this property includes 2 HOMES,a 1,292 s.f. SRI Homes bungalow with 2x6 walls,includes 3 bedrooms,1 bath,vaulted ceilings,wood stove & 2021 addition,plus a 525 s.f. SECOND HOME with 1 bedroom,loft,full bath,vaulted ceilings,Corian counters & large porch with ramp.Extras include a 160' drilled well (2023),upgraded pump system (SUBDRIVE 2023),septic holding tanks,HWT (2020),FURNACE (2023),Bosch Dishwasher(2026), power upgrades,Metal roofing & siding,24'x40' garage/shop,16'x16' heated workshop,shed & SeaCan.A peaceful escape with room to live life your way! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Laundry room Measurements not available

Mud room Measurements not available

Listing Presented By:



Originally Listed by:
REMAX River City

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