



## 64 Tawatinaw Drive Rural Athabasca County AB

\$359,900

Open spacious living area. The main floor features a oversized picture window with a forested view. A thoughtfully designed greeting room lending into the kitchen with a social sit up bar for entertaining guests. Modern kitchen with new open shelving, pine ceiling offering a natural outdoor living vibe. Conveniently laid out with a walk out deck area for BBQing, tranquil back yard offering tons of privacy, a garden area, firepit area and room for horses. This property has zoning for 1 horse per acre offering you the ability to house as many as 4 horses!!!! upstairs you will find 3 bedrooms and one bathroom. The lower level offers an exceptional R&R space featuring a cozy stand alone wood burning fireplace, a flex room, additional bedroom and 3 piece bathroom.

Listing Presented By:



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