



Rural Athabasca County Alberta

\$435,000

More space, more land, more to love! This stunning 5-bedroom, 3.5-bath modular home sits on over 6 acres, just 10 minutes from Athabasca or 90 minutes from St. Albert. Freshly painted and equipped with newer appliances, a high-efficiency furnace, gas-fired boiler, in-floor heating, and a brand-new shingled roof (completed fall 2026), it's ready for years of low-maintenance living. The main floor boasts a spacious kitchen with vaulted ceilings, plenty of natural light, a cozy gas fireplace, and a walk-out deck. The gorgeous master bedroom offers a soaker tub, large shower, and walk-in closet. The partially finished basement includes 2 bedrooms, a bathroom, generous storage, and space for a family room, home gym, or office. Outside, enjoy a family-sized garden, mature trees, an electrical RV hookup for visitors, and plenty of room for outdoor fun. Future upgrades including a shop, barn, tie-in to Colinton water line, and natural gas are all available on this must see property! (id:6769)

Bedroom 4 4.14 m X 3.03 m

Bedroom 5 3.09 m X 3.89 m

Living room 5.45 m X 5.26 m

Dining room 2.78 m X 2.94 m

Kitchen 5.88 m X 3.77 m

Primary Bedroom 4.33 m X 4.2 m

Bedroom 2 3.48 m X 3.25 m

Bedroom 3 2.89 m X 2.81 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence



RE/MAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.