



## Rural Athabasca County Alberta

\$399,500

Looking for a place to roam? A place to grow your own food? A place to grow your family? Here is your opportunity to own a 5 bdrm, 3 bath home on 10 acres; less that 15 mins from Athabasca. Located on a dead end road with farm land as your neighbor & over 2600 sqft of living space, this property has so much to offer. The main floor has a large mudroom/entry area, convenient main floor laundry, lots of storage closets & a bedroom that can be used as a bedroom or the entry way to your large east facing deck. The lower level has been recently updated with tile flooring throughout. Two bdrms, two family/rec room areas - one with a wood stove, a 3 pcs bathroom & a large cold room to store all your garden goodies for the winter utilize the basement space well. A heated, 24x36 double detached garage is steps away from the house; & for more parking, a 28'x72' open face shed. Start your flowers/vegetables in the spacious greenhouse too! The mature yard is well treed providing shelter for the yard. (id:6769)

Bedroom 3 3 m X 2.88 m

Family room 4.35 m X 10.36 m

Bedroom 4 3.91 m X 3.03 m

Bedroom 5 3.14 m X 4.02 m

Recreation room 3.87 m X 9.45 m

Storage 4.05 m X 2.19 m

Utility room 1.46 m X 1.3 m

Living room 3.94 m X 5.84 m

Dining room 3.42 m X 2.9 m

Kitchen 3.5 m X 3.91 m

Primary Bedroom 4.1 m X 3.34 m

Bedroom 2 3.04 m X 3 m

Laundry room 1.48 m X 2.25 m

Mud room 2.6 m X 2.49 m

Listing Presented By:



Originally Listed by:  
Royal Lepage County Realty

<http://agents.royallepage.ca/athabasca>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)