



## 661011 Range Road 234 Rural Athabasca County AB

\$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.

Listing Presented By:



Originally Listed by:  
Royal Lepage County Realty

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

**RE/MAX ELITE**

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Phone: 780-406-4000

Fax:

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