



## 682064 Highway 813 Rural Athabasca County Alberta

\$525,000

If you have been waiting for the right opportunity to enter the acreage market, this is it! Nestled 15 minutes north of the Town of Athabasca with convenient access right off Highway 813, and best of all, no gravel roads! The home is set on a beautifully treed 10 acre parcel that provides privacy with mature trees screening the property from the highway. Step inside to discover a home full of warmth, with unique features that set it apart from the typical acreage listing. This picturesque 1 1/2 story home is brimming with character and charm offering 4 bedrooms and 2 bathrooms. A beautiful curved staircase, and large windows let you take in all nature has to offer. The home has been freshly painted and is move in ready. Enjoy the detached 24'x24' garage with an overhead door that is heated, and there is also a lean to on the west side. Completing the property is a 32'x60' concrete footing poured in 2014, so you are one step closer to adding that shop you have always wanted. This great acreage is definitely worth a look! (id:6769)

Primary Bedroom 15.67 Ft x 17.33 Ft

Bedroom 11.83 Ft x 14.33 Ft

Bedroom 8.92 Ft x 11.25 Ft

Bedroom 11.50 Ft x 13.42 Ft

Laundry room 5.92 Ft x 9.08 Ft

4pc Bathroom 9.25 Ft x 7.33 Ft

Kitchen 10.42 Ft x 12.00 Ft

Dining room 10.50 Ft x 15.42 Ft

Living room 12.00 Ft x 23.00 Ft

Other 11.00 Ft x 5.42 Ft

3pc Bathroom 11.75 Ft x 11.67 Ft

Storage 11.17 Ft x 8.67 Ft

Furnace 9.00 Ft x 14.00 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE COUNTY REALTY

**RE/MAX ELITE**

**RE/MAX Elite**

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