



693028 Highway 813 Athabasca Alberta

\$749,900

This unique 4-bed, 3-bath home blends modern elegance with rustic charm and sits on 157.49 picturesque acres, perfect for your farming dreams. The 3 bedrooms upstairs boast high ceilings and plenty of space, and the jacuzzi tub in the main bathroom allows for relaxation after a long day. Take in the breathtaking views from the dining and kitchen areas, or sip your morning coffee on the covered deck off the primary suite. The partially finished basement expands on the living space with a full recreation room, extra bedroom and bathroom. Enjoy fenced pastureland, a lush orchard, and a swim-ready pond. Relax in the gazebo with a hot tub or unwind in the cozy 3-season sunroom. The property boasts a 42x32 ft detached shop and a 36x36 ft barn with 4 individual stalls and lots of storage space, ready for livestock or hobbies. Enjoy breathtaking views from the dining and kitchen areas, or relax on the covered deck off the primary suite. Move-in ready and full of potential, this homestead combines charm and functionality for the ultimate countryside lifestyle. (id:6769)

Primary Bedroom 26.58 Ft x 13.08 Ft

3pc Bathroom 11.08 Ft x 9.25 Ft

Bedroom 11.92 Ft x 13.00 Ft

Bedroom 12.00 Ft x 13.00 Ft

3pc Bathroom 11.00 Ft x 5.50 Ft

Bedroom 10.83 Ft x 10.25 Ft

Recreational, Games room 14.67 Ft x 35.83 Ft

Furnace 11.00 Ft x 11.08 Ft

Furnace 11.00 Ft x 7.67 Ft

Breakfast 9.25 Ft x 6.50 Ft

3pc Bathroom 10.75 Ft x 4.50 Ft

Dining room 26.42 Ft x 15.00 Ft

Foyer 13.33 Ft x 4.08 Ft

Kitchen 9.25 Ft x 9.83 Ft

Living room 16.83 Ft x 13.00 Ft

Sunroom 15.75 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:
ROYAL LEPAGE COUNTY REALTY

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