



## 652023 Range Road 223.5 Rural Athabasca County Alberta

\$430,000

Welcome to your new home! This 5 bedroom home is move in ready, just unpack your bags and settle in. As soon as you walk through the door you will appreciate the numerous renovations this home has seen. The living room features a wood burning fire place and numerous windows allowing for lots of light to shine in. The kitchen is designed to entertain, lots of cupboard space and so much room to host large family dinners. The kitchen has a door onto the deck with a great view of the beautiful yard. The master bedroom, 2 additional bedrooms, main floor laundry and a bathroom complete the main floor. The basement is fully finished with a family room 2 bedrooms and a bathroom complete with a sauna. Newer windows, new kitchen, new flooring and a tin roof are some of the upgrades that have been done. This is the perfect place to raise a family, sitting on 6 private acres at the end of a cul de sac only 15 mins south of Athabasca. The yard is beautifully landscaped with numerous fruit trees. Fire pit area for entertaining and a play centre for the kids is a perfect spot to spend an evening. 16 x 18 deck overlooks the yard. There is a fenced pasture in behind to raise a few animals and also has a watering bowl and barn. A 26 x24 garage and numerous sheds allows for plenty of storage space. This property only has 1 mile of gravel, the rest is pavement right to your driveway. This is property checks all the boxes. It is a must see! (id:6769)

Family room 16.00 M x 13.00 M

Bedroom 11.00 M x 13.00 M

Bedroom 15.00 M x 13.00 M

3pc Bathroom 6.00 M x 7.00 M

Eat in kitchen 17.00 M x 13.00 M

Living room 16.00 M x 13.00 M

Other 9.00 M x 9.00 M

Bedroom 10.00 M x 9.00 M

Bedroom 9.00 M x 10.00 M

Primary Bedroom 12.00 M x 10.00 M

Laundry room 6.00 M x 4.00 M

4pc Bathroom 7.00 M x 7.00 M

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE COUNTY REALTY



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