



## 691063 Highway 813 Rural Athabasca County Alberta

\$289,900

Solid built country home on 21.67 acres. Yard has 2 dugouts and a nice blend of open space and mature bush for privacy, including saskatoon scattered throughout the property. The home has been well cared for, with 1180 sq ft on the main level with 4 bedrooms and bathroom, plus full basement with laundry, walk-in cold room and bathroom. Large windows and gorgeous original solid wood cabinets and trim throughout. Plenty of outdoor storage with multiple sheds and workshop. There's a large fenced garden area that could be split in two and double as a dog run. 20 minutes to Athabasca, 28 minutes to Alpac and under 3 hours to Fort McMurray. Access to thousand's of acres of crown land only 1 mile from your yard, with a healthy population of elk, moose and deer. Under 20 minutes to the beautiful sandy beaches of Calling Lake Provincial Park and some of the best fishing in the area. Shingles replaced 2017, plumbing upgraded to PVC, updated electrical panel with 200 amp breaker. (id:6769)

Laundry room 12.00 Ft x 10.00 Ft

3pc Bathroom 8.00 Ft x 6.00 Ft

Other 14.67 Ft x 11.08 Ft

Living room 16.08 Ft x 17.33 Ft

Primary Bedroom 11.83 Ft x 10.83 Ft

Bedroom 11.83 Ft x 7.83 Ft

Bedroom 7.83 Ft x 10.42 Ft

Bedroom 8.08 Ft x 11.42 Ft

3pc Bathroom 7.08 Ft x 6.25 Ft

Listing Presented By:



Originally Listed by:  
3% REALTY PROGRESS

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