



**674038 Range Road 195
Rural Athabasca County
Alberta**

\$389,900

- Family room
- Bedroom
- Bedroom
- 4pc Bathroom
- Bedroom
- Kitchen
- Dining room
- Living room
- Other
- 4pc Bathroom
- Bedroom
- Primary Bedroom
- 4pc Bathroom
- Laundry room



Located in the County of Athabasca, where the charm of country living offers an inviting alternative to the constant hustle of city life, this well-maintained bungalow is not just a residence but a place to create lasting family memories. Set on a spacious and private 10 acres it is perfect for both relaxation and adventure. This inviting family home features a comfortable 1,230 sqft of living space on the main level that includes 2 large bedrooms, 2 full bathrooms, and a spacious and inviting kitchen and living room area, that all seamlessly transition into one another. The natural lighting compliments the welcoming atmosphere of the main floor. It creates a space to make memories from family meals and gatherings that you will tell stories about for years to come. The basement is finished with a large family room, 3 additional bedrooms, and a full bath. Promising ample room for family, guests, and versatile living arrangements. Outdoors, the property features a fenced pasture area, offering a space for a few animals to care for and adding to the rustic lifestyle charm. The surrounding land provides a generous playground for children and adults alike, perfect for those who cherish outdoor activities and the freedom to roam. The large Quonset is great for storage and the workshop is perfect for projects of all types. Located near Alpac, it is a great choice for professionals seeking minimal commute time while enjoying the tranquility and space that only rural living can offer. It is also close to many sought-after lakes such as Skeleton Lake, Amisk Lake, and Hope Lake. This offers endless recreational activities including fishing, boating, and lakeside picnics, ideal for making the most of every season. Whether it's winter sports or summer hikes, the location truly accommodates all lifestyles and hobbies. This home is a place where every day can be as relaxed or as adventurous as you choose, offering a balanced lifestyle that's hard to fi...

Dan Singla

on behalf of:
ROYAL LEPAGE COUNTY REALTY



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