



## Rural Athabasca County Alberta

None

**\$499,900**



IMMACULATE BUNGALOW ON 1.89 ACRES WITH OVERSIZED DOUBLE ATTACHED HEATED GARAGE 2 MIN FROM GRASSLAND, AB. Prepare to be impressed with this fully finished home with over 3000 sqft of livable space including 4 Beds and 3.5 Baths! The main floor features open concept kitchen/dining/living room area with modern finishes & kitchen island, kingsized primary bedroom with spa like 4pc ensuite including a massive soaker tub, MAIN FLOOR LAUNDRY, and so much more. The basement features a huge second living area with room to entertain, pool table, area for work out equipment and roughed-in for a wet bar. Finishing off the basement is the 4th bedroom, 3pc bathroom, mechanical as well as storage! Outside the mature parcel is the perfect escape from the town or the city but gives the proximity to amenities. Other notable features are the front and back decks , central AC, and a fenced in dog run! Close to many lakes and crown land this acreage gives loads of opportunity! Don't miss out on this amazing property! (jd:6769)

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