



223077 Township Road 672 Rural Athabasca County Alberta

\$498,000

Welcome Home! Nestled on 3 acres near crown land and the majestic Athabasca River, this fully finished bi-level home is a haven for the active family seeking both spacious living areas and abundant outdoor activities. Located just minutes from town, convenience is at your fingertips, ensuring that even if you run out of milk, the grocery store is only minutes away. Spanning an impressive total of 3200 sq. ft. of well-designed living space, this home offers room for everyone to thrive. Step into the inviting open kitchen, complete with a generous island, pantry, and the added convenience of reverse osmosis to the sink and fridge. The main floor boasts a convenient laundry room, while hardwood floors cover the main floor. Retreat to the expansive primary bedroom with its own luxurious en-suite, providing a private oasis within the home. Enjoy the great outdoors from the comfort of your low-maintenance Trex deck, accessible from the kitchen. Complete with aluminum rails, offering a stylish and durable space for relaxation and entertainment. Venture downstairs to the fully developed basement, where two additional bedrooms and a spacious bathroom await. Indulge in a spa-like experience in the walk-in shower, or cozy up to the wood-burning stove in the ample family room during those chilly winter evenings. An adjoining room, perfectly designed for wood and cold storage, ensures practicality meets comfort. The basement boasts heated floors. The well-landscaped yard opens up to trails and cut lines, providing easy access for quadding, biking, snowmobiling, and more, right from your own backyard. The expansive 36x40 shop with 14ft ceiling and two 12x12 doors is equipped with radiant heat and 220 wiring. This space is a workshop enthusiast's dream, offering great highway exposure and ample parking for those with a home-based business. This property truly has it all—an idyll...

Listing Presented By:



Originally Listed by:

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3pc Bathroom 10.50 Ft x 10.33 Ft

Bedroom 13.75 Ft x 11.75 Ft

Bedroom 15.42 Ft x 11.75 Ft

Recreational, Games room 27.92 Ft x 24.58 Ft

Storage 13.75 Ft x 9.92 Ft

Furnace 13.83 Ft x 6.50 Ft

4pc Bathroom 9.25 Ft x 5.00 Ft

4pc Bathroom 14.17 Ft x 8.09 Ft

Bedroom 14.25 Ft x 12.25 Ft

Bedroom 14.25 Ft x 9.92 Ft

Other 5.75 Ft x 2.00 Ft

Dining room 11.17 Ft x 8.00 Ft

Kitchen 14.33 Ft x 12.92 Ft

Laundry room 10.75 Ft x 7.08 Ft

Living room 17.75 Ft x 17.67 Ft

Primary Bedroom 15.83 Ft x 13.33 Ft

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