



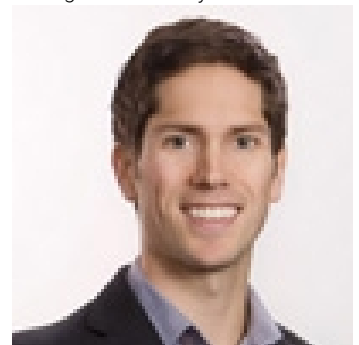
224018 Township Road 672 Rural Athabasca County Alberta

\$449,000

Located just 10 minutes from Athabasca, this spacious bi-level home offers over 1,400 square feet of living space—perfect for a growing family. With 5 generously sized bedrooms and 3 bathrooms, there's plenty of room for everyone to spread out and enjoy. The oversized double attached garage provides ample storage for vehicles and recreational gear, with convenient access through the large mudroom on the basement level—ideal for those cold winter days when extra layers are a must. The heart of the home is the large, open kitchen, perfect for preparing meals and gathering with loved ones. While the home exudes classic charm, it offers the potential for modern updates to make it uniquely yours. Set on 13 acres, the property features a private yard with mature trees, storage sheds, a garden spot, and a firepit for outdoor gatherings. Whether you're hosting family reunions with RV parking or enjoying the northern lights, there's room for it all. Outdoor enthusiasts will appreciate the property's proximity to Athabasca County's recreational opportunities and natural beauty, right at your doorstep. (id:6769)

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| 3pc Bathroom 5.92 Ft x 7.00 Ft | 4pc Bathroom 4.92 Ft x 10.00 Ft |
| Bedroom 13.17 Ft x 12.00 Ft | Bedroom 9.92 Ft x 11.58 Ft |
| Bedroom 13.08 Ft x 13.25 Ft | Bedroom 9.92 Ft x 11.75 Ft |
| Laundry room 9.75 Ft x 15.33 Ft | Dining room 13.33 Ft x 9.50 Ft |
| Recreational, Games room 28.00 Ft x 23.42 Ft | Kitchen 12.92 Ft x 17.08 Ft |
| Storage 9.75 Ft x 13.50 Ft | Living room 15.25 Ft x 17.17 Ft |
| 3pc Bathroom 8.00 Ft x 5.58 Ft | Primary Bedroom 13.00 Ft x 12.92 Ft |

Listing Presented By:



Originally Listed by:
ROYAL LEPAGE COUNTY REALTY



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