



230060 Township Road 663 Rural Athabasca County Alberta

\$499,800

Looking for room to breathe, both inside and out? This well-kept 4-level split offers over 2,600 sq ft of living space, designed with family comfort and everyday functionality in mind. With 4 bedrooms plus an office, 3 bathrooms, and generous gathering spaces, there's plenty of room for everyone. Cozy up around the wood-burning fireplace in the living room or enjoy the warmth of the wood stove in the family room off the kitchen. The kitchen features a central island, built-in appliances, and a layout perfect for casual meals or holiday prep. You'll be amazed at the size of the laundry room--so spacious, it could host a gathering of its own! A double attached garage plus a separate 30x40 shop make this a dream for hobbyists, storage needs, or extra parking. Set on 12 peaceful acres, this home offers the best of country living, yet it's just a short drive to town--giving you the balance of privacy and convenience. If you've been dreaming of space, comfort, and a property that's been truly loved and maintained, this is one to see. (id:6769)

Cold room 7.42 Ft x 9.50 Ft
Storage 13.00 Ft x 38.50 Ft
3pc Bathroom 10.08 Ft x 5.83 Ft
Bedroom 11.33 Ft x 11.00 Ft
Dining room 13.67 Ft x 9.92 Ft
Family room 16.58 Ft x 17.58 Ft
Foyer 13.25 Ft x 8.42 Ft
Kitchen 13.67 Ft x 14.33 Ft

Laundry room 17.83 Ft x 11.08 Ft
Living room 18.92 Ft x 14.00 Ft
Office 10.00 Ft x 11.83 Ft
3pc Bathroom 9.00 Ft x 6.33 Ft
4pc Bathroom 7.75 Ft x 9.25 Ft
Bedroom 11.08 Ft x 10.25 Ft
Bedroom 11.08 Ft x 10.33 Ft
Primary Bedroom 12.00 Ft x 14.58 Ft

Listing Presented By:



Originally Listed by:
ROYAL LEPAGE COUNTY REALTY



**Royal LePage Locations West
Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.