



**GRASSROOTS**

REALTY GROUP

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222082 Township Road 682 Road  
Athabasca, Alberta

MLS # A2273348

**\$447,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,214 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	4.70 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	15-68-22-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Tankless Hot Water, Vinyl Windows		

**Inclusions:** Negotiable

Beautifully maintained home on 4.7 acres with a fully finished walk-out basement. Renovated main level features an open layout, updated kitchen with custom soft-close cabinets, granite counters, modern lighting, and luxury vinyl plank flooring. Three bedrooms and a full bathroom on the main floor. The walk-out basement adds a family room, fourth bedroom, second bathroom, and extensive custom storage as well as a cold storage room. This home is move-in ready. Low-maintenance exterior with metal roof, cement board siding, and hardwired LED color-changing lights. Furnace and on-demand hot water replaced in 2019. Detached 26' x 24' garage with power and concrete floor. Fenced backyard with raised garden beds, plus a cleared area overlooking a creek—ideal for a future fire pit. Quad directly from the property into crown land. Two wells on site; main bath wired for bidet/heated seat. Move-in ready acreage with modern updates and excellent outdoor access.