



GRASSROOTS

REALTY GROUP

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87, 231054 Township Road 623A
Rural Athabasca County, Alberta

MLS # A2282742

\$240,000



Division:	Mystic Meadow Estate		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,541 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached, Garage Door Opener, Gravel Driveway, Off Street		
Lot Size:	0.52 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	23-62-23-W4
Exterior:	Wood Frame	Zoning:	CR1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Solar Tube(s)		

Inclusions: 4 bar stools

If you're looking for space with the comfort of nearby neighbors, this one-of-a-kind single-family home is the perfect fit. The living room showcases a stunning floor-to-ceiling wood-burning fireplace, flanked by windows that frame peaceful country views and fill the space with natural light. The kitchen and dining area feature an open layout, ideal for everyday living and entertaining, with direct access to the deck—perfect for enjoying the surrounding scenery. There is lots of indoor space for a formal dining room a relaxing sitting area, or even set up a cozy den space. 2 nice size bedrooms with closet space, the master having a patio door to the private back deck. The spacious main bathroom offers ample storage, adding both convenience and functionality. Enjoy the use of the trails with your quads or snowmobiles as you have a titled interest in a share of the common lands surrounding the community, totalling 5 quarter sections of land. A truly unique property that blends privacy, character, and comfort and the outdoors—this home is a must-see.