



GRASSROOTS

REALTY GROUP

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**224011 680 Rural Athabasca County
Athabasca, Alberta**

MLS # A2300941



\$520,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,128 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	10.30 Acres		
Lot Feat:	Back Yard, Cleared, Few Trees, Front Yard, Garden, Landscaped, Lawn, No		

Heating:	Central, Propane	Water:	Well
Floors:	Carpet, Laminate, Vinyl	Sewer:	Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	RU
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Propane, Sewer, Phone Paid F
Features:	Ceiling Fan(s), Closet Organizers, French Door, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to your own private slice of country living just minutes from the charming town of Athabasca. This beautifully maintained bungalow offers the perfect blend of comfort, space, and functionality—ideal for families, hobbyists, or anyone seeking room to live, work, and play. The main level features a bright and spacious open-concept layout, seamlessly connecting the kitchen, dining, and living areas—perfect for both everyday living and entertaining. With 3 bedrooms and 2 bathrooms, this home offers a practical and inviting floor plan for families of all sizes. Downstairs, the fully developed basement provides additional living space, including a versatile den or playroom area that can easily adapt to your needs—whether it’s a home office, gym, or recreation space. Step outside and enjoy the impressive 745 sq ft two-sided wraparound deck, offering plenty of room for outdoor dining, relaxing, and taking in the peaceful surroundings. For those who need space for projects or storage, this property truly delivers. The heated 1,680 sq ft shop is a handyman’s dream—perfect for trades, hobbies, or running a home-based business. In addition, the 689 sq ft detached garage provides even more flexibility and convenience. The expansive yard is beautifully set up for both relaxation and recreation, featuring a children’s play centre, fire pit area, fenced garden space, mature trees, and established flower beds—creating a private and welcoming outdoor oasis. Located just 12 minutes from Athabasca, you’ll enjoy easy access to a full range of amenities, including schools, healthcare services, shopping, and recreation facilities like the Athabasca Regional Multiplex, as well as scenic riverfront parks and walking trails. This property offers the best of rural tranquility with town conveniences close at hand—

rare opportunity you won't want to miss.