



**64 Tawatinaw Drive  
Athabasca, Alberta**

**MLS # A2304879**



**\$347,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,018 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	4.18 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Cul-De-Sac, Few Trees, Meadow, Pasture, Rectangular L		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Storage		

**Inclusions:** Shed

Some properties offer space, others offer a feeling. This one gives you both. Welcome to this beautifully appointed country residential acreage, perfectly situated in a highly desirable subdivision where privacy, nature, and community come together in the most seamless way. From the moment you arrive, there is an undeniable sense of calm an invitation to slow down, breathe deeper, and truly feel at home. Step inside to a bright and welcoming split-level entry, where natural light pours in and sets the tone for the rest of the home. As you move upstairs, you're immediately captivated by the stunning picture window in the living room, framing the outdoors like a piece of art and filling the space with warmth and light throughout the day. It creates not just a beautiful focal point, but an ever-changing backdrop of seasons and sky. The kitchen is thoughtfully positioned at the rear of the home, offering both function and connection. With a charming sit-up bar and adjoining dining area, it's the perfect space for gathering with family or hosting friends. Step out onto the private deck tucked away and surrounded by trees, for effortless indoor-outdoor living. Whether it's morning coffee, summer barbecues, or quiet evenings, this space feels like your own personal retreat. Upstairs also features three spacious bedrooms and a full bathroom, all designed with rich, inviting tones that create a warm and cozy atmosphere. Every room feels intentional, comfortable, and connected to the natural surroundings. The lower level continues to impress with its versatility and charm. A large recreational room anchored by a wood-burning fireplace offers the perfect place to unwind, entertain, or create lasting family memories. An additional bedroom and a 3-piece bathroom provide ideal accommodations for guests, while the bonus flex space opens the door to endless

possibilities, home office, playroom, gym, studio, or business space tailored to your lifestyle. Set on over 4 acres, the outdoor experience is just as compelling as the home itself. The property is beautifully forested with a meadow/pasture, area, established pathways, and an abundance of wildlife that truly brings the land to life. A quaint garden area complete with a shed invite you to grow and create, while the fire-pit area offers the perfect setting for evenings under the stars, surrounded by the quiet beauty of nature. This is more than just an acreage it's a lifestyle. A place where families can grow, where memories are made, and where every day feels just a little more grounded and meaningful. With an incredibly approachable price point for everything it offers, this property stands out as a rare and exceptional opportunity.