



**225024 TWP RD 624**  
**Rural Athabasca County, Alberta**

**MLS # A2309072**



**\$735,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,680 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	157.00 Acres		
<b>Lot Feat:</b>	Farm		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	30-62-22-W4
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** N/A

One of a kind property in Athabasca county! 157 acres of gorgeous fenced pasture land, numerous corrals and a 160' x 60' indoor riding arena. The arena is complete with a 32' x 60' heated barn area, with a tack room and numerous box stalls. Endless possibilities with this building, use it as a riding arena or easily use it as a calving barn. Beautifully landscaped yard and 1 bedroom cabin for extra guests. The 3 bedroom home 2.5 bathroom home features a spacious kitchen, dining area, sunken livingroom and main floor laundry. A second livingroom offers space for the kids to play or make a home office. The master bedroom features a nice sized closet and a 3 piece ensuite. A full unfinished basement ready for you to complete to your liking. A double heated attached garage completes the property. Home has seen numerous updates including a tin roof, new hot water tank, new furnace and new heater in the garage. If you are looking for a place to start your farming operation, looking to expand your horse business or just a larger piece of paradise to call your own, this place checks all the boxes!