



**GRASSROOTS**

REALTY GROUP

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**#76, 66007 Range Road 224  
Rural Athabasca County, Alberta**

**MLS # A2314065**

**\$559,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,720 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Gravel Driveway, F		
<b>Lot Size:</b>	1.25 Acres		
<b>Lot Feat:</b>	Brush, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** solar panels

Tucked into one of the more private lots at Aspen Ridge Estates, this stunning 1,700 sq. ft. bungalow offers the perfect blend of acreage privacy and everyday convenience. Only 5 minutes south of Athabasca on paved roads to your driveway. Set on 1.25 beautifully treed acres, the moment you pull up the driveway you'll know this home is something special. The striking timber-frame covered front porch and solar panels signal that no detail was overlooked when this home was built in 2012. Step inside and prepare to be wowed. The soaring vaulted ceiling, finished with stunning tongue-and-groove pine, crowns a wide-open main floor where the kitchen, dining, and living areas flow together effortlessly. It's perfect for entertaining or simply enjoying everyday life. The chef's kitchen is a showpiece in its own right, featuring rich dark cabinetry, sleek dark countertops, a large island with seating, stainless steel appliances, tile backsplash, and under-cabinet lighting. Pure filtered reverse osmosis water on it's own tap at the kitchen sink, main floor laundry, central air conditioning, and a heated double attached garage (28x22) mean everything you need is right at hand. When the weather calls, step out onto the covered front deck or follow the wrap-around to the open deck overlooking your private, treed yard, a peaceful space that's truly yours. Downstairs, the fully finished basement is an entertainer's dream and a space the whole family will love. The custom bar area features handcrafted rustic cabinetry, a tile backsplash, a sink, and chain-hung open shelving, making it a one-of-a-kind conversation piece. A separate family room offers the perfect movie night setup, while two generously sized bedrooms make hosting guests or returning family members a breeze. Additional storage spaces round out a basement that truly has it all. Whether you're raising a family, welcoming the

grandkids home for the holidays, or simply ready to enjoy the peace and quiet of acreage living without sacrificing a single comfort, this beautiful home delivers.