



174081 Hwy 855 Highway
Atmore, Alberta

MLS # A2320240



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,064 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	3.14 Acres		
Lot Feat:	Corner Lot, Few Trees, Level		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	17-67-17-W4
Exterior:	Concrete, Wood Frame	Zoning:	CR
Foundation:	Slab	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting		

Inclusions: Garden Shed, Greenhouse

Nestled just west of Atmore, this meticulously landscaped 3.14 acre property offers a move in ready home featuring four spacious bedrooms, three well-appointed bathrooms, a dedicated office, tray ceilings, generous storage, quality finishes, and a large covered deck designed for comfortable outdoor living, while its energy efficient construction includes a wood stove, triple pane windows, hardy board siding, 2x6 framing with 1 inch exterior styrofoam insulation, R60 attic insulation, extended eaves for reduced heat gain, and a heat recovery ventilator that continuously circulates fresh, HEPA filtered air; the property is further enhanced by a private well with iron filtration, a septic field, and a newly built 1,800 square foot heated and insulated shop complete with an office, kitchenette, and full bathroom, all ideally located just 2 kilometers from the Highway 63 and Highway 55 junction with convenient access to lakes, crown land, and amenities, making it an excellent option for those seeking a well-built home, suitable for a multi-generation property or space for a home based business.