



GRASSROOTS
REALTY GROUP

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**9 Bondiss Drive
Rural Athabasca County, Alberta**

MLS # A2323041

\$724,900



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,517 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway, Gravel Driveway, Heated Garage, RV A		
Lot Size:	1.87 Acres		
Lot Feat:	Cleared, Close to Clubhouse, Garden, Interior Lot, Lake, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, OTR MICROWAVE, WASHER, DRYER, STAND UP FREEZER, 42" FIREPIT, WINDOW COVERINGS, CENTRAL VAC AND ATTACHMENTS (***) see schedule A 1 and 2 for furniture- sold as is - no cash value added)

Welcome to this exceptional 1.89-acre property in the highly sought-after Boulder Creek Estates, just moments from Skeleton Lake and the golf course. Pride of ownership shines throughout this beautifully maintained bungalow, where every detail has been thoughtfully cared for both inside and out. Surrounded by stunning mature landscaping, this is the kind of property that always catches your eye and leaves a lasting impression. Step inside to discover a bright and spacious floor plan featuring 3+1 bedrooms and 3.5 bathrooms. The heart of the home is the expansive kitchen, complete with a large sit-up island, abundant cabinetry, and an inviting dining area perfect for gathering with family and friends. The living room offers a warm and welcoming atmosphere with a gas fireplace and built-in surround sound speakers, creating the perfect space to relax or entertain. The primary suite is a peaceful retreat with a walk-in closet, private ensuite, and direct access to the back deck. The fully developed lower level provides additional living space with a large family room, games area, wet bar, an additional bedroom, and plenty of room for guests. Outside, the wraparound deck invites you to enjoy the beauty of the property from every angle, featuring a covered front deck, built-in outdoor speakers, and pull-down shades for added comfort. Whether you're enjoying your morning coffee, entertaining guests, or spending evenings around the fire pit, this outdoor space was designed to be enjoyed. Adding even more value, the property comes with furniture as outlined in Schedule A, includes security cameras, RV hookup, main floor laundry with sink, durable Hardy board siding, and a long-lasting metal roof. The heated double detached garage is equipped with 220 wiring, making it ideal for hobbyists, projects, or additional workshop needs. Located just minutes from the lake, golf

course, swimming areas, and boat launch, this remarkable property offers the perfect balance of recreation, comfort, and country living. A true turnkey acreage where you can simply move in and start enjoying everything this incredible lifestyle has to offer.