



GRASSROOTS

REALTY GROUP

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5, 661030 Range Road 223.2
Rural Athabasca County, Alberta

MLS # A2325360

\$445,000



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,603 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Driveway		
Lot Size:	2.45 Acres		
Lot Feat:	Cul-De-Sac, Lawn, No Back Lane, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Parquet, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-66-22-W4
Exterior:	Stucco, Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Tucked away at the very end of a quiet road, this exceptional property offers the ultimate blend of privacy, space, and architectural intrigue. Situated on 2.45 acres, the home boasts a uniquely designed layout that maximizes both functional living and natural light. Step inside to find sun-drenched spaces and a versatile floor plan featuring 3 spacious bedrooms and 3 full bathrooms. Large recreation room with woodstove is perfect for those cozy evenings. The view from any window in the home makes you feel like you are truly living in nature. Outdoors, your private oasis awaits. Enjoy peaceful morning coffee or weekend BBQs on the secluded back deck overlooking your piece of heaven. The property also features a double detached garage, offering plenty of room for vehicles, a workshop, or outdoor gear. If you are looking for a home with distinct character, abundant natural light, and room to breathe, this is the one.