



GRASSROOTS
REALTY GROUP

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213078 Township Road 690
Rural Athabasca County, Alberta

MLS # A2329682



\$474,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,298 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	1
Garage:	Quad or More Detached		
Lot Size:	5.39 Acres		
Lot Feat:	Creek/River/Stream/Pond, Garden, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Laminate, Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	33-68-21-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2nd washing machine, deep freeze, all window covers

5.39 acres in the heart of Richmond Park, close to Deep Creek and some of the most stunning river valley views in the county. This solid, well cared for home was built to last, and is a clear example of what pride of ownership looks like. Bathroom completely renovated 2025. All plumbing replaced with PVC. 2020 laminate floors in bedrooms and hallway. 2021 vinyl flooring in living room. Electrical panel replaced with 220 outlet to shop 2020. High efficiency furnace and hot water tank 2014. Asphalt shingles on home replaced 2017. 12 ft x 16 ft composite deck added 2015. 2023 new eaves and leaf filter screen installed. Original stucco has been removed from the exterior of the home, MS insulation added, house wrap and vinyl siding, new windows and doors. 30 ft x 42 ft metal clad shop built 2010, cement floor, insulated, power with 220 outlet. Roll up door is 13.9 ft high x 20.4 ft wide, 15.5 ft ceiling. 20 ft x 40 ft barn with metal roof. 10 ft x 12 ft garden shed. 1200 gal concrete septic tank installed 2016. 2025 new septic mound installed. Close proximity to thousands of acres of crown land, the Athabasca River and Riverside Recreation Park and Campground.