



**GRASSROOTS**  
REALTY GROUP

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655059 Highway 813  
Rural Athabasca County, Alberta

MLS # A2338683



**\$675,000**

|           |                                                              |        |                   |
|-----------|--------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                         |        |                   |
| Type:     | Residential/House                                            |        |                   |
| Style:    | 2 Storey, Acreage with Residence                             |        |                   |
| Size:     | 2,417 sq.ft.                                                 | Age:   | 1990 (36 yrs old) |
| Beds:     | 3                                                            | Baths: | 4 full / 1 half   |
| Garage:   | Driveway, Gravel Driveway, Off Street, Quad or More Attached |        |                   |
| Lot Size: | 18.36 Acres                                                  |        |                   |
| Lot Feat: | Front Yard, No Neighbours Behind                             |        |                   |

|             |                                   |            |                                                     |
|-------------|-----------------------------------|------------|-----------------------------------------------------|
| Heating:    | Boiler, Forced Air, Natural Gas   | Water:     | Cistern, Well                                       |
| Floors:     | Vinyl Plank                       | Sewer:     | Open Discharge                                      |
| Roof:       | Metal                             | Condo Fee: | -                                                   |
| Basement:   | None                              | LLD:       | 31-66-22-W4                                         |
| Exterior:   | Metal Siding                      | Zoning:    | A                                                   |
| Foundation: | Slab                              | Utilities: | Electricity Connected, Natural Gas Connected, Sewer |
| Features:   | Closet Organizers, Kitchen Island |            |                                                     |

**Inclusions:** Suite chattels: Fridge, stove, microwave, hood fan, washer, dryer, woodstove

One of a kind property that has everything you need! Extensively renovated home with shop and in-law living quarters. THE HOME... has been meticulously renovated and would be a pleasure to call home. The open kitchen and living room have lots of windows that all have a UV filter and remote control blinds. Luxury vinyl plank flooring, guillotine fireplace with live edge aspen mantle is definitely the focus of the living room; plus the garden door to the partially covered low maintenance deck. The kitchen has all custom cabinetry, top end appliances, beautiful island and lots of counter space. Dining area has 2 pantry's and room for a nice sized dining table. The main 3 piece bathroom features natural light and stunning tile work in the walk in shower that is shown through the glass door. The master suite is gorgeous! You will feel like you are away at a spa. Walk in shower with 3 shower heads, soaker tub with fireplace insert on the wall, 2 sinks in the vanity and a water closet. The walk in closet has a closet organizer and features the washer and dryer. Then there is a door to the private deck. All interior walls have been insulated. THE SHOP... Over 6000 sq. ft. of space. Areas have been separated and well thought out. There is a 4 piece bathroom and also a 2 piece bathroom within the shop. Office space, storage space and the paint booth included. There is in-floor heat throughout, 2000 gallon cistern and seriously room for everything! THE IN-LAW QUARTERS... features an open kitchen and living room, wood stove, separate entrance with carport, 3 piece bathroom with washer and dryer and a door to the covered deck off the bedroom. All of this on just over 18 acres of highway frontage. Less than 5 minutes to Athabasca and close to the Athabasca Golf Course.

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