



GRASSROOTS
REALTY GROUP

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674036 Range Road 190
Grassland, Alberta

MLS # A2342150



\$449,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,240 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	11.12 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Many Trees, No Back Lane, Subdivided, Yard		

Heating:	Boiler, Natural Gas	Water:	Cistern
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Mound Septic
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Combination, Preserved Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Laminate Counters, Natural Woodwork, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Window Coverings		

Pride of ownership is evident throughout this beautifully maintained 4-bedroom, 3-bathroom home, privately situated on 11 acres northeast of Athabasca. Surrounded by mature landscaping and thoughtfully placed trees, this property offers exceptional space and privacy for the entire family to enjoy. Designed with family living in mind, the upper level features three spacious bedrooms, two full bathrooms, and a convenient laundry room. The main living areas provide plenty of room to gather, with a large kitchen and dining area, a bright living room, a separate family room, and a unique cedar hot tub room for year-round relaxation. Additional highlights include abundant storage space, a full attached garage, and a detached workshop, making this property ideal for hobbyists, outdoor enthusiasts, or those needing extra workspace. Numerous upgrades have been completed over the years, including windows, shingles, a boiler system, interior/exterior paint and more. Comfort is ensured with in-floor heating on all three levels, along with a new cistern and newer septic system. Conveniently located just off the pavement, this beautiful acreage offers easy access for commuters traveling to Fort McMurray or Al-Pac while still enjoying the peace and tranquility of country living. Directions: Highway 63 North, left on Range Road 190.