



GRASSROOTS
REALTY GROUP

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200016 Highway 55
Athabasca, Alberta

MLS # A2342202



\$645,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,402 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	42.77 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Landscaped, Lawn, Many Trees, Private		

Heating:	In Floor, Forced Air, Natural Gas
Floors:	Hardwood, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, No Smoking Home, Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	25-66-20-W4
Zoning:	Agriculture
Utilities:	-

Inclusions: N/A

Gorgeous 42.77-acre property offering the perfect blend of comfortable family living, privacy, and natural beauty—just 15 minutes from Athabasca. This well-cared-for 5-bedroom bungalow features 2 bedrooms upstairs and 3 additional bedrooms in the fully finished basement, providing plenty of space for the whole family. The main floor welcomes you with a bright, open-concept kitchen, dining, and living area featuring beautiful hardwood floors, vaulted ceilings, vinyl windows, and a cozy gas fireplace. Two spacious bedrooms are located on the main level, including a primary bedroom with a 3-piece ensuite, plus a 4-piece main bathroom. The fully finished basement offers three additional bedrooms, a large family room with another gas fireplace, and comfortable in-floor heating—an ideal space for family gatherings, guests, hobbies, or a growing household. Outside, enjoy the peaceful private setting and beautifully maintained yard. A creek borders the entire west side of the property, adding to the property's natural charm and providing a tranquil backdrop. Approximately 10 acres are fenced and currently suited for hay or pasture, while the balance of the acreage is beautifully treed, offering endless possibilities to create your own private escape. Additional features include a double attached heated garage, large deck, sunroom, storage sheds, and plenty of room to roam, explore, and enjoy the outdoors. Whether you're looking for space for your family, room for animals, recreational opportunities, or simply a peaceful country lifestyle, this property delivers. A rare opportunity to own a beautiful acreage with space, privacy, and convenience close to Athabasca.