



GRASSROOTS
REALTY GROUP

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662069 Range Road 222
Rural Athabasca County, Alberta

MLS # A2343744



\$533,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,662 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Off Street, Single Garage Detached		
Lot Size:	5.31 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-66-22-W4
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	No Smoking Home		

Inclusions: Built in vacuum (as is), all outbuildings, all panels & gates, livestock waterer.

Welcome to the Country, just a stone throw from the Town of Athabasca. This stunning property looks like it was pulled from a story book and set down just east of Athabasca. Much of the home has been updated, but there are some unique features that were preserved giving the home its rustic charm. The hardwood floors in the living room, doors and trim were restored giving this home a little extra class. The home has a total of 4 bedrooms, and 2 bathrooms complete with a balcony off the upstairs master. The unfinished basement has a large cold room and access to outside. The property is 5.3 acres and the charm continues to the outdoors. Covered deck, large garden area, lots of parking, and many outbuildings including a double detached and single detached garage. AND there is an 80' x 200' outdoor riding arena, a great addition to the property. The second driveway is perfect if you have a truck delivering hay for your pets. If you have been dreaming of a acreage but don't care for a long drive, this is the one you have been waiting for.