



GRASSROOTS
REALTY GROUP

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#55, 662066 Range Road 181
Rural Athabasca County, Alberta

MLS # A2350892

\$395,000

Division:	Blue Heron Estate		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	884 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.73 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lake, Landscaped, Lawn, No Neig		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Beautiful Lake Access Retreat at North Buck Lake! This well-maintained 3-bedroom, 2-bath raised bungalow sits on a private and spacious 0.73-acre lot in Blue Heron Estates. Surrounded by mature trees, the property offers plenty of privacy, while the large greenspace behind the home provides lake access and is thoughtfully set up as a pitch-and-putt—perfect for relaxing and enjoying the outdoors The main floor features a functional galley-style kitchen, dining area, and bright living room with beautiful lake views. Two bedrooms, a dedicated office, and a 4-piece bathroom complete the main level. The fully finished basement offers plenty of additional living space with a games room, laundry area, 3-piece bathroom, third bedroom, and ample storage A huge 28' x 24' detached garage provides plenty of room for vehicles, recreational equipment, and all your lake-life essentials. There is also an abundance of parking, making it easy to accommodate family and friends for weekend getaways. Enjoy the convenience of being a short drive from the boat launch, ball diamond, and park, with ATV trails nearby and excellent snowmobiling opportunities in the winter. The subdivision has also recently been re-paved. Whether you're looking for a year-round home or the perfect weekend retreat, this property offers the privacy, space, recreation, and lake lifestyle you've been waiting for!