



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

184055 TWP RD 684
Rural Athabasca County, Alberta

MLS # A2223010



\$1,050,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,015 sq.ft.	Age:	2008 (17 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Drive Through, Driveway, Gravel Driveway, Heated Garage, Off Street, Overs		
Lot Size:	160.00 Acres		
Lot Feat:	Cleared, Interior Lot, Landscaped, Pasture, Private, Views		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	20-68-18-W4
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	farm res
Foundation:	ICF Block	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), French Door, Granite Counters, Jetted Tub, Natural Woodwork, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE, STOVE TOP, BUILT IN OVEN AND MICROWAVE, DISHWASHER, WINDOW COVERINGS		

Country Living at its Finest - LISTED UNDER APPRAISED VALUE!!! Welcome to 160 ACRES of natural beauty This stellar property is one to feast your eyes on. Whether you are a person to love space, elegance, nature or perhaps animals this property will suit all your needs. The beautiful custom built 2 story home has character galore and offers beautiful wood header and trim throughout. I LOVE all the wood work- You don't see that as often anymore. You will be gleaming with smiles as you enter this 6 bedroom, 3.5 bathroom homes front entrance, leading to the granite counter topped kitchen with built in oven, microwave and stove top gas burner plus a large dining area with deck access. The spacious living room features tons of built ins and a gas fireplace with easy access to deck. Just when you think that's it, just around the corner, there's another nook show casing a 2 pc powder room, laundry garage access and the grand entrance to the primary room that will take your breathe away with the built-ins, walk in closet and stunning 5 pc ensuite and access to the deck. Upstairs is just as spacious and stunning with 2 large bedrooms, family room with gas fireplace, bathroom and its own balcony that over looks this amazing acreage. Downstairs continues this vibe and boasts a gym, family room , 2 more large bedrooms and full bathroom plus in floor heated floors for comfort. This property has a triple attached heated garage, triple detached heated garage PLUS a huge heated shop/ stable with storage and office space. Over 30 Acres fenced/gated pens, 4 large paddocks to shift the animal from one pasture to the other PLUS barrel riding in the outdoor pen, training grounds, large chain link enclosures in back for chickens/ goats, automatic watering bowl and fenced in garden area. There is currently 50ACRES of Agriculture farmland that brings in a revenue currently

for hay/timothy/alfalfa mixture. If this doesn't sound like the perfect house and property then I don't know what will ! Book your showing today and make your dream a reality! Property has a well for the animals and a 3500GAL cisterns for the house. Septic is a tank plus filtering system field. Former owners had a dog kennel business with dog runs. Anything is possible with a property like this...