



GRASSROOTS
REALTY GROUP

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640002 Range Road 230.6
Rural Athabasca County, Alberta

MLS # A2248013



\$879,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,549 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	139.36 Acres		
Lot Feat:	Many Trees, Pasture, Private, Secluded, Views, Wooded		

Heating:	Boiler, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Partial, Walk-Out To Grade	LLD:	1-64-23-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: none

Imagine waking up every day in this secluded, one-of-a-kind property, perched on the edge of the Tawatinaw Valley. It's like having your own personal sanctuary, completely isolated from the world around you. Home has a spacious, open layout with over 2500 sq ft, plus developed walkout basement. The main level offers everything you could want. Kitchen, dining and living room are wide open with vaulted ceiling, massive walk-in pantry has room for the entire family to forage, main floor laundry and second entrance with mud room. Double patio doors lead out from the kitchen to a covered deck. Just imagine spending your summer soaking in the most amazing views of the valley. Primary bedroom has a spacious ensuite with double vanity. Oversized shower and corner soaker tub are in place and ready for finishing touches. Original part of the home was built in 1996. 2008 addition and walk-out basement with 9 ft ceiling and in-floor heat, 2 more spacious bedrooms and bathroom, all new windows, metal roof and hardy board siding. 32 ft x 26 ft finished, heated garage with concrete floor and power. Multiple smaller outbuildings (to be confirmed), enclosed riding pen with observation deck. Property is fenced and ready for livestock, with automatic watering bowl and lights/power to the pasture. Approximately 32 acres open, remainder bush. Prime location for any outdoor enthusiast with an abundance of pine trees and blueberries, close access to thousands of acres of crown land. You'll even be able to look forward to the winter months, and the massive toboggan hill just off the driveway. Developed with a lane way and lights, so the fun doesn't need to end just because it's dark out. The only way to truly appreciate all this property has to offer is to see it in person.

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