



GRASSROOTS
REALTY GROUP

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222082 Township Road 682
Rural Athabasca County, Alberta

MLS # A2249904



\$499,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,224 sq.ft.	Age:	1984 (41 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	4.70 Acres		
Lot Feat:	Dog Run Fenced In, Front Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Tile, Vinyl Plank	Sewer:	Open Discharge, Private Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	15-68-22-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: none

Beautifully maintained home with finished walk-out basement on 4.7 acres. Renovated throughout, the kitchen has custom soft close cabinets, granite counters and modern light fixtures. Open kitchen, dining and living room, the luxury vinyl plank floors are another upgrade with comfort in mind. 3 bedrooms and full bathroom on the main level, plus one more bedroom, bathroom and family room in the basement. 2 walls of large custom cabinets for extra storage, because you can never have enough storage. All furnishings are included, making this ideal for a new home buyer or relocation from another area. Low maintenance exterior with metal roof and cement board siding. House is hard wired with outdoor LED colour changing lights. Furnace and hot water on demand replaced 2019. Garage is 26 ft x 24 ft with power and poured concrete floor. Large fenced area off the back of the house has raised flower beds. Great space to grow an amazing garden protected from animals, or use it as a dog run. Clearing along the west side of the yard overlooks a small creek, would make a scenic spot for a fire pit. Want access to more land? No problem! Quad right from your yard to thousands of acres of crown land. 2 wells on property, one isn't connected to the house, was used in the past to water animals. Main level bathroom is wired for a future bidet or heated toilet seat.