



GRASSROOTS
REALTY GROUP

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222082 Township Road 682 Road
Athabasca, Alberta

MLS # A2273348



\$479,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,214 sq.ft.	Age:	1984 (41 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	4.70 Acres		
Lot Feat:	Dog Run Fenced In, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	15-68-22-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Tankless Hot Water, Vinyl Windows		
Inclusions:	Negotiable		

Beautifully maintained home on 4.7 acres with a fully finished walk-out basement. Renovated main level features an open layout, updated kitchen with custom soft-close cabinets, granite counters, modern lighting, and luxury vinyl plank flooring. Three bedrooms and a full bathroom on the main floor. The walk-out basement adds a family room, fourth bedroom, second bathroom, and extensive custom storage as well as a cold storage room. This home is move-in ready. Low-maintenance exterior with metal roof, cement board siding, and hardwired LED color-changing lights. Furnace and on-demand hot water replaced in 2019. Detached 26' x 24' garage with power and concrete floor. Fenced backyard with raised garden beds, plus a cleared area overlooking a creek—ideal for a future fire pit. Quad directly from the property into crown land. Two wells on site; main bath wired for bidet/heated seat. Move-in ready acreage with modern updates and excellent outdoor access.