



GRASSROOTS
REALTY GROUP

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2, 240054 Township Road 670
Rural Athabasca County, Alberta

MLS # A2073266



\$439,800

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,806 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.24 Acres		
Lot Feat:	Cul-De-Sac, Lake, Landscaped, Lawn, Private, Treed, Views		

Heating: Combination, In Floor, Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Mixed

Foundation: Combination

Features: Ceiling Fan(s), Central Vacuum

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Country Residential

Utilities: -

Inclusions: none

LAKEFRONT ON A QUIET CUL-DE-SAC less than 15 minutes from Athabasca. A beautiful 5 bedroom home in quiet Poplar Point Estates. Great sized garage with a separate basement entrance. Newly renovated bathrooms, and a new water treatment system. Open rooms, hardwood floors, main floor laundry, separate dining room area - and outside, enjoy the covered deck facing the lake, the firepit, and the lovely lawn! Walk down to the water to fish or for an evening boat ride... A beautiful property to relax in comfort, socialize with friends - or raise a family!