

# \$439,800 - 2, 240054 Township Road 670, Rural Athabasca County

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MLS® #A2073266

**\$439,800**

5 Bedroom, 4.00 Bathroom, 1,806 sqft  
Residential on 1.24 Acres

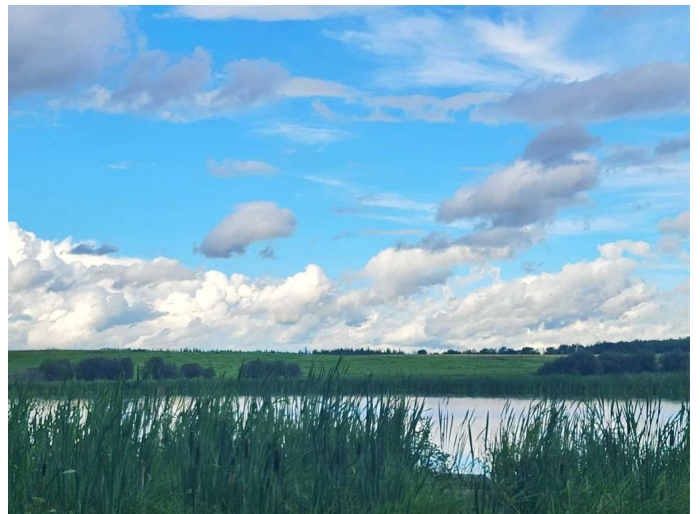
NONE, Rural Athabasca County, Alberta

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!

Built in 1994

## Essential Information

MLS® #	A2073266
Price	\$439,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,806
Acres	1.24
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence



Status	Active
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## Community Information

Address	2, 240054 Township Road 670
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B7

## Amenities

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Electric Oven, Refrigerator, Washer/Dryer
Heating	Combination, In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	Cul-De-Sac, Lake, Lawn, Landscaped, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Combination

## Additional Information

Date Listed	August 14th, 2023
Days on Market	623
Zoning	Country Residential

## Listing Details

Listing Office	3% REALTY PROGRESS
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