

\$749,900 - 693028 Highway 813, Athabasca

MLS® #A2179689

\$749,900

4 Bedroom, 3.00 Bathroom, 1,992 sqft

Residential on 157.49 Acres

NONE, Athabasca, Alberta

This unique 4-bed, 3-bath home blends modern elegance with rustic charm and sits on 157.49 picturesque acres, perfect for your farming dreams. The 3 bedrooms upstairs boast high ceilings and plenty of space, and the jacuzzi tub in the main bathroom allows for relaxation after a long day. Take in the breathtaking views from the dining and kitchen areas, or sip your morning coffee on the covered deck off the primary suite. The partially finished basement expands on the living space with a full recreation room, extra bedroom and bathroom. Enjoy fenced pastureland, a lush orchard, and a swim-ready pond. Relax in the gazebo with a hot tub or unwind in the cozy 3-season sunroom. The property boasts a 42x32 ft detached shop and a 36x36 ft barn with 4 individual stalls and lots of storage space, ready for livestock or hobbies. Enjoy breathtaking views from the dining and kitchen areas, or relax on the covered deck off the primary suite. Move-in ready and full of potential, this homestead combines charm and functionality for the ultimate countryside lifestyle.

Built in 1980

Essential Information

MLS® # A2179689

Price \$749,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,992
Acres	157.49
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	693028 Highway 813
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A4

Amenities

Parking	Off Street
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Interior

Interior Features	Natural Woodwork, Vaulted Ceiling(s)
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard, Dog Run
Lot Description	Back Yard, Backs on to Park/Green Space, Brush, Creek/River/Stream/Pond, Farm, Fruit Trees/Shrub(s), Garden, Lawn, No Neighbours Behind, Pasture, Treed, Dog Run Fenced In, Gazebo, Orchard(s)
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 22nd, 2024
Days on Market	112
Zoning	A

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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