\$1,050,000 - 184055 Twp Rd 684, Rural Athabasca County

MLS® #A2223010

\$1,050,000

6 Bedroom, 3.00 Bathroom, 3,015 sqft Residential on 160.00 Acres

NONE, Rural Athabasca County, Alberta

Country Living at its Finest - LISTED UNDER APPRAISED VALUE!!! Welcome to 160 ACRES of natural beauty This stellar property is one to feast your eyes on. Whether you are a person to love space, elegance, nature or perhaps animals this property will suit all your needs. The beautiful custom built 2 story home has character galore and offers beautiful wood header and trim throughout. I LOVE all the wood work- You don't see that as often anymore. You will be gleaming with smiles as you enter this 6 bedroom, 3.5 bathroom homes front entrance, leading to the granite counter topped kitchen with built in oven, microwave and stove top gas burner plus a large dining area with deck access. The spacious living room features tons of built ins and a gas fireplace with easy access to deck. Just when you think that's it, just around the corner, there's another nook show casing a 2 pc powder room, laundry garage access and the grand entrance to the primary room that will take your breathe away with the built-ins, walk in closet and stunning 5 pc ensuite and access to the deck. Upstairs is just as spacious and stunning with 2 large bedrooms, family room with gas fireplace, bathroom and its own balcony that over looks this amazing acreage. Downstairs continues this vibe and boasts a gym, family room, 2 more large bedrooms and full bathroom plus in floor heated floors for comfort. This property has a







triple attached heated garage, triple detached heated garage PLUS a huge heated shop/ stable with storage and office space. Over 30 Acres fenced/gated pens, 4 large paddocks to shift the animal from one pasture to the other PLUS barrel riding in the outdoor pen, training grounds, large chain link enclosures in back for chickens/ goats, automatic watering bowl and fenced in garden area. There is currently 50ACRES of Agriculture farmland that brings in a revenue currently for hay/timothy/alfalfa mixture. If this doesn't sound like the perfect house and property then I don't know what will ! Book your showing today and make your dream a reality! Property has a well for the animals and a 3500GAL cisterns for the house. Septic is a tank plus filtering system field. Former owners had a dog kennel business with dog runs. Anything is possible with a property like this...

Built in 2008

Essential Information

MLS® # A2223010 Price \$1,050,000

Bedrooms 6

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 3,015

Acres 160.00

Year Built 2008

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

Community Information

Address 184055 Twp Rd 684

Subdivision NONE

City Rural Athabasca County

County Athabasca County

Province Alberta
Postal Code T0A1V0

Amenities

Parking Spaces 10

Parking Driveway, Heated Garage, Drive Through, Gravel Driveway, Off Street,

Oversized, RV Access/Parking, Triple Garage Attached, Triple Garage

Detached, Workshop in Garage

of Garages 6

Interior

Interior Features Breakfast Bar, No Smoking Home, Vinyl Windows, Walk-In Closet(s),

Bookcases, Built-in Features, Ceiling Fan(s), French Door, Granite

Counters, Jetted Tub, Natural Woodwork

Appliances Dishwasher, Microwave, Built-In Oven, Gas Stove, Washer/Dryer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Private Yard, Private Entrance

Lot Description Landscaped, Cleared, Interior Lot, Pasture, Private, Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)

Foundation ICF Block

Additional Information

Date Listed May 22nd, 2025

Days on Market 162

Zoning farm res

Listing Details

Listing Office RE/MAX Connect

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