

# \$749,000 - 655059 Highway 813, Rural Athabasca County

MLS® #A2075860

**\$749,000**

3 Bedroom, 5.00 Bathroom, 2,417 sqft  
Residential on 18.36 Acres

NONE, Rural Athabasca County, Alberta

One of a kind property that has everything you need! Extensively renovated home with shop and in-law living quarters. THE HOME... has been meticulously renovated and would be a pleasure to call home. The open kitchen and living room have lots of windows that all have a UV filter and remote control blinds. Luxury vinyl plank flooring, guillotine fireplace with live edge aspen manel is definitely the focus of the living room plus the garden door to the partially covered low maintenance deck. The kitchen has all custom cabinetry, top end appliances, beautiful island and lots of counter space. Dining area has 2 pantry's and room for a nice sized dining table. The main 3 piece bathroom features natural light and stunning tile work in the walk in shower that is shown through the glass door. The master suite is gorgeous! You will feel like you are away at a spa. Walk in shower with 3 shower heads, soaker tub with fireplace insert on the wall, 2 sinks in the vanity and a water closet. The walk in closet has a closet organizer and features the washer and dryer. Then there is a door to the private deck. All interior walls have been insulated. THE SHOP... Over 6000 sq. ft. of space. Areas have been separated and well thought out, so there is ample space and opportunity. 4 piece bathroom and also a 2 piece bathroom. Office space and a storage space. Paint booth included, in-floor heat throughout, 2000 gallon cistern and seriously



room for everything! THE IN-LAW QUARTERS... features an open kitchen and living room, wood stove, separate entrance, 3 piece bathroom with washer and dryer and a door to the covered deck off the bedroom. All of this on just over 18 acres with highway frontage. Less than 5 minutes to Athabasca and close to the Athabasca Golf Course.

Built in 1990

### **Essential Information**

MLS® #	A2075860
Price	\$749,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,417
Acres	18.36
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	655059 Highway 813
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A2

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Gravel Driveway, Off Street, Quad or More Attached, Driveway

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Gas Cooktop, Refrigerator, Washer, Window Coverings
Heating	Boiler, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning
Basement	None

## Exterior

Exterior Features	Storage
Lot Description	Front Yard, No Neighbours Behind
Roof	Metal
Construction	Metal Siding
Foundation	Slab

## Additional Information

Date Listed	August 24th, 2023
Days on Market	594
Zoning	A

## Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.