

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

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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          | Acreage with Residence, 2 Storey |
| 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   | Driveway, Gravel Driveway, Off Street, Quad or More Attached                   |

### 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 | 801               |
| Zoning         | A                 |

## Listing Details

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

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