

\$425,000 - 705044a Hwy 63, Wandering River

MLS® #A2260288

\$425,000

4 Bedroom, 3.00 Bathroom, 1,360 sqft

Residential on 12.93 Acres

NONE, Wandering River, Alberta

Discover classic charm and quality craftsmanship with this custom-built Celtic Home, ideally located just off Hwy 63, just a 2 hour drive south of Fort McMurray and 15 minutes to Plamondon where you will find all services. Built in 2001, this 1,400 sq. ft. home sits on 12.93 beautifully landscaped acres, surrounded by mature trees and designed for nature lovers. Enjoy peaceful country living with space for gardening, outdoor hobbies, and abundant wildlife. Inside, the home features bamboo flooring, ceramic tile, Corian countertops, and maple cabinetry. The main floor offers a spacious primary suite with walk-in closet, a luxurious ensuite complete with a jetted tub, and convenient main floor laundry. The covered back deck overlooks the private yard, while the walk-out basement expands your living space with three bedrooms, plenty of storage, and a cozy woodstove. Highlights include in-floor heating, central vacuum, and thoughtful storage throughout. Recent updates add peace of mind with new shingles, a pressure tank, and a hot water tank. Car enthusiasts and hobbyists will love the 28x24 double detached garage—“heated, insulated, and meticulously finished with white tin throughout. Additional outbuildings include a woodshed and three storage sheds, providing ample room for tools and equipment. The property also features a 2200 gallon cistern and septic field. This well-kept, custom-built acreage offers the perfect blend of comfort, style, and natural



beautyâ€”ready to welcome its next owners.

Built in 2001

Essential Information

MLS® #	A2260288
Price	\$425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,360
Acres	12.93
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	705044a Hwy 63
Subdivision	NONE
City	Wandering River
County	Athabasca County
Province	Alberta
Postal Code	T0A 3M0

Amenities

Parking	Additional Parking, Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Jetted Tub, Open Floorplan, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Suspended Ceiling
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Wood, Propane, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Landscaped, Pie Shaped Lot, Private, See Remarks, Treed, Views, Brush, Sloped, Wooded, Yard Drainage
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2025
Days on Market	40
Zoning	AG

Listing Details

Listing Office	People 1st Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.