

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

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MLS® #A2075860

**\$749,000**

3 Bedroom, 5.00 Bathroom, 2,417 sqft  
Single Family on 18.36 Acres

N/A, 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.  
(id:6289)

Built in 1990

**Essential Information**

Listing #	A2075860
Price	\$749,000
Bedrooms	3
Bathrooms	5.00
Half Baths	1
Square Footage	2,417
Acres	18.36
Year Built	1990
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	655059 Highway 813
Subdivision	N/A
City	Rural Athabasca County
Province	Alberta
Postal Code	T9S2A2

**Amenities**

Amenities	Golf Course
Utilities	Electricity, Natural Gas, Sewer, Water
Features	No neighbours behind, Closet Organizers
Parking	Attached Garage, Garage, Gravel, Other
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Stove, Dryer,
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	Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	2

## Exterior

Exterior	Metal
Foundation	Slab

## Listing Details

Listing Office ROYAL LEPAGE COUNTY REALTY



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