

\$899,000 - 240002 Twp Rd 674, Rural Athabasca County

MLS® #E4440154

\$899,000

3 Bedroom, 2.00 Bathroom, 1,190 sqft

Single Family on 61.10 Acres

Island Lake, Rural Athabasca County, Alberta

61 ACRES OF LAND with over 1300â€™TM LAKEFRONT on Island Lake! RARE OPPORTUNITY to have your own Oasis. Land is blend of ROLLING HILLS, OPEN PASTURE, FOREST AND TREES lines. Fenced with Gates and READY FOR ANIMALS. Yard site has been developed over the last 20 years in stages. Newer Bungalow built in 2012 with all the MODERN LUXURIES AND COMES FULLY FURNISHED. Maple Kitchen, has a large island with eating bar, party plus a view. Open Dinette with Patio door to COVERED DECK. Corner GAS FIREPLACE in the living room. 2 BEDROOMS UP and a full bathroom. Basement has a 3RD BEDROOM plus a 2 pce bathroom. REC ROOM IS OPEN and ready to develop. High efficiency Furnace and HWT. GUEST HOUSE was the main cabin for years SET UP TO RUN OFF GRID with wood stove, propane and Solar â€” now connected to main service. Garage has lots of BUILT IN STORAGE and a newer door. Multiple sheds, Outhouse, Carport with Metal Roof, Playground, Garden, fire pit and room to play! Zoned AG. Flexible Possession and MOVE IN READY! (id:6289)

Built in 2012

Essential Information

Listing # E4440154

Price \$899,000



Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,190
Acres	61.10
Year Built	2012
Type	Single Family
Style	Bungalow

Community Information

Address	240002 Twp Rd 674
Subdivision	Island Lake
City	Rural Athabasca County
Province	Alberta
Postal Code	T0S0A1

Amenities

Amenities	Park, Playground
Features	See remarks, Rolling, Subdividable lot, No Animal Home, No Smoking Home, Recreational
Parking	Detached Garage, RV
# of Garages	1
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Appliances	Freezer, Furniture, Refrigerator, Storage Shed, Gas stove(s), Window Coverings, See remarks
Heating	Forced air
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Has Basement	Yes
Basement	Unknown

Listing Details

Listing Office	RE/MAX Elite
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