

Courtesy Of Tanya D Anderson Of Sterling Real Estate

# **\$1,690,000 - 665033 Rge Rd 181, Rural Athabasca County**

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MLS® #E4441443

**\$1,690,000**

4 Bedroom, 4.00 Bathroom, 3,606 sqft

Rural on 79.82 Acres

None, Rural Athabasca County, AB

A property where dreams are made! 3600 sq ft of living enjoyment! The home and property built in 2012 sits on 79.82 acres of a mix of grassy horse hay just seeded, and boreal forest mix! The home boasts granite counter tops, main floor bar and entertaining area, Michael Amini Dining set. Furnishings included. 10 ft ceilings with all doors 8' tall! The fireplace is central providing an unbeatable ambience. Primary bedroom with a walk in California closet, 4 piece en suite! For your guests. A suite complete with kitchen, living, bedroom and bathroom area all self contained. All season sunroom 12x16. The attached garage is 960 sq ft. Detached 40x60 garage radiant heated, insulated with concrete flooring, mezzanine, and a 14x24 garage door. Total 3 large lean-to's. The barn is 40x72 with concrete floor, individual stalls, heated office area. Pole shed 60x120. Large trout pond. Chicken coop, gazebo w rock fireplace, metal horse sculptures from Mexico. So many amazing things too many to mention them all.

Built in 2012

## **Essential Information**

MLS® #	E4441443
Price	\$1,690,000



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,606
Acres	79.82
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	665033 Rge Rd 181
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T0A 0E0

### Amenities

Features	Bar, Ceiling 10 ft., Deck, Fire Pit, Gazebo, Greenhouse, Guest Suite, Hot Tub, R.V. Storage, Sunroom, Wet Bar, 9 ft. Basement Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas, Water
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Fruit Trees/Shrubs, Landscaped, Private Fishing, Stream/Pond
Construction	Wood
Foundation	Concrete Perimeter, See Remarks

### Additional Information

Date Listed June 10th, 2025

Days on Market 6

Zoning Zone 60

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