DONNAWILSON
REALTOR®

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Range Road 230 673080
Rural Athabasca County, Alberta

MLS # A2353405

$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	956 sq.ft.	**Age:**	1953 (73 yrs old)
Beds:	3	**Baths:**	1
Garage:	Double Garage Detached, Driveway, Single Garage Detached, Workshop in G		
Lot Size:	3.00 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Lawn, Level, Private		

Heating:	Forced Air, Oil	**Water:**	Well
Floors:	Ceramic Tile	**Sewer:**	Open Discharge
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	24-67-23-W4
Exterior:	Metal Siding	**Zoning:**	A
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Primary Downstairs, Sump Pump(s)		

Inclusions: Hot Tub (As is)

Enjoy peaceful country living on a scenic 3-acre property! The main floor of this home features an updated kitchen designed with ample space for cooking and entertaining. A comfortable family room with patio doors leading to an expansive deck with country views. Two bedrooms and a full 4-piece bathroom complete the main floor. The basement offers two spacious bedrooms complete with walk-in closets, and a dedicated laundry area and furnace room. Single detached garage and a dedicated workshop—offering abundant room for vehicles, tools, hobbies, and extra storage. Whether you are searching for a starter home, downsizing, or embracing the acreage lifestyle, this versatile property is a must-see! Minutes to Peace River Trail to enjoy the trails on your snowmobiles and quads.

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