

# \$670,000 - 174081 Hwy 855 Highway, Atmore

MLS® #A2199873

## \$670,000

5 Bedroom, 3.00 Bathroom, 1,064 sqft  
Residential on 3.14 Acres

NONE, Atmore, Alberta

Nestled just west of Atmore, this 3.14-acre property is meticulously landscaped and move-in ready. The home boasts 4 spacious bedrooms, 3 well-appointed bathrooms, and a dedicated office space. With tray ceilings, abundant storage, and exquisite finishes, the layout offers both elegance and practicality, complemented by a large, covered deck perfect for outdoor living. Designed with energy efficiency in mind, the home features a wood stove, triple-pane windows, durable hardy-board siding, and 2x6 framed walls with 1" styrofoam insulation surrounding the entire structure. The attic is equipped with R60 insulation to minimize heat loss, and the 3' eaves and overhangs reduce summer heat gain. A heat recovery ventilator ensures year-round energy savings by preheating incoming air, while constantly circulating fresh, HEPA-filtered air to reduce allergens. The property also includes a well with an iron filtration system and a septic field, eliminating the need for hauling water or waste. Additionally, a newly constructed 1,800 sq. ft. shop awaits, complete with heating, insulation, an office area, a kitchenette, and a full bathroom. Ideally situated just 2 kilometers from the Hwy 63 and Hwy 55 junction, this property offers easy access and is perfect for those seeking to run a home-based business. It's also conveniently close to pristine lakes and expansive crown land, providing endless recreational opportunities. Take a tour of this stunning property with our 3D walkthrough!



Built in 2011

### **Essential Information**

MLS® #	A2199873
Price	\$670,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,064
Acres	3.14
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

### **Community Information**

Address	174081 Hwy 855 Highway
Subdivision	NONE
City	Atmore
County	Athabasca County
Province	Alberta
Postal Code	T0A 0E0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Concrete Driveway, Parking Pad
# of Garages	4

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Ceiling Fan(s), High Ceilings, Pantry
Appliances	Built-In Refrigerator, Dishwasher, Window Coverings, Built-In Electric Range, Dryer, Washer, Water Conditioner, Water Softener
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Entrance, Glass Doors, Wood Burning Stove
Has Basement	Yes
Basement	Finished, None

## Exterior

Exterior Features	Garden, Fire Pit, Private Yard
Lot Description	Corner Lot, Few Trees, Level
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Slab

## Additional Information

Date Listed	March 6th, 2025
Days on Market	162
Zoning	CR

## Listing Details

Listing Office	People 1st Realty
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