

# **\$1,050,000 - 184055 Twp Rd 684, Rural Athabasca County**

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MLS® #A2223010

**\$1,050,000**

6 Bedroom, 3.00 Bathroom, 3,015 sqft  
Residential on 160.00 Acres

NONE, Rural Athabasca County, Alberta

Country Living at its Finest - LISTED UNDER APPRAISED VALUE!!! Welcome to 160 ACRES of natural beauty This stellar property is one to feast your eyes on. Whether you are a person to love space, elegance, nature or perhaps animals this property will suit all your needs. The beautiful custom built 2 story home has character galore and offers beautiful wood header and trim throughout. I LOVE all the wood work- You don't see that as often anymore. You will be gleaming with smiles as you enter this 6 bedroom, 3.5 bathroom homes front entrance, leading to the granite counter topped kitchen with built in oven, microwave and stove top gas burner plus a large dining area with deck access. The spacious living room features tons of built ins and a gas fireplace with easy access to deck. Just when you think that's it, just around the corner, there's another nook showcasing a 2 pc powder room, laundry garage access and the grand entrance to the primary room that will take your breathe away with the built-ins, walk in closet and stunning 5 pc ensuite and access to the deck. Upstairs is just as spacious and stunning with 2 large bedrooms, family room with gas fireplace, bathroom and its own balcony that over looks this amazing acreage. Downstairs continues this vibe and boasts a gym, family room , 2 more large bedrooms and full bathroom plus in floor heated floors for comfort. This property has a



triple attached heated garage, triple detached heated garage PLUS a huge heated shop/ stable with storage and office space. Over 30 Acres fenced/gated pens, 4 large paddocks to shift the animal from one pasture to the other PLUS barrel riding in the outdoor pen, training grounds, large chain link enclosures in back for chickens/ goats, automatic watering bowl and fenced in garden area. There is currently 50ACRES of Agriculture farmland that brings in a revenue currently for hay/timothy/alfalfa mixture. If this doesn't sound like the perfect house and property then I don't know what will ! Book your showing today and make your dream a reality! Property has a well for the animals and a 3500GAL cisterns for the house. Septic is a tank plus filtering system field. Former owners had a dog kennel business with dog runs. Anything is possible with a property like this...

Built in 2008

### **Essential Information**

MLS® #	A2223010
Price	\$1,050,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,015
Acres	160.00
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	184055 Twp Rd 684
Subdivision	NONE

City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A1V0

### **Amenities**

Parking Spaces	10
Parking	Drive Through, Driveway, Gravel Driveway, Heated Garage, Off Street, Oversized, RV Access/Parking, Triple Garage Attached, Triple Garage Detached, Workshop in Garage
# of Garages	6

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), French Door, Granite Counters, Jetted Tub, Natural Woodwork, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Stove, Microwave, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Cleared, Interior Lot, Landscaped, Pasture, Private, Views
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame
Foundation	ICF Block

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	72
Zoning	farm res

### **Listing Details**

Listing Office	RE/MAX Connect
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