



## 184055 TWP RD 684 , Rural Athabasca County, Alberta - \$1,050,000



Main Photo

### Property Description

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 home's 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 showing 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...

## REALTOR Referral

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*Courtesy Of: RE/MAX Connect*

