



## 631048 Range Road 240 , Rural Athabasca County, Alberta - \$249,900



Main Photo

### Property Description

14.43 acres would make an excellent hobby farm. 1175 sq ft home has a partially developed basement with large office (could be converted into a bedroom), plenty of space to finish a family room or hobby room, bathroom roughed in and ready to be complete. Living room has direct access to the partially screened in deck, such a nice place to lounge in the summer protected from the bugs. Open to the kitchen, which has been completely renovated with beautiful cabinets and island. Main level has 3 bedrooms, bathroom, laundry and spacious main entrance. Multiple outbuildings including THREE 24 ft x 22 ft garages, 24 ft x 12 ft metal single garage, plus numerous sheds. Large fenced in dog run beside the house to keep your pets safe and happy. Metal roof, new eaves and gutter guards installed 2 years ago, furnace 4 years old.

### REALTOR Referral





REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

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