

# \$300,000 - 194077 Township Road 643, Rural Athabasca County

MLS® #A2059196

**\$300,000**

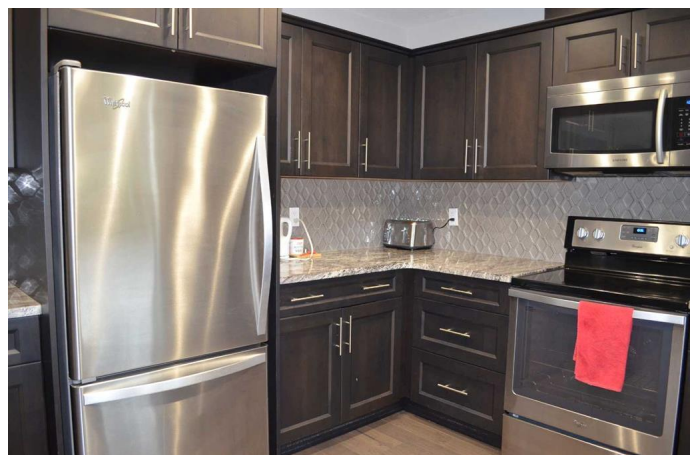
3 Bedroom, 2.00 Bathroom, 1,440 sqft  
Residential on 2.00 Acres

NONE, Rural Athabasca County, Alberta

Move in ready and no maintenance for years! This home has been completely redone, double insulated, new drywall, new tin roof, new appliances...you name it...its new! This 3 bedroom 2 bathroom home is situated on 2 beautifully landscaped acres. As you walk in you will instantly feel at home. The kitchen is well designed and features granite counter tops, stainless steel appliances, and a high counter top with stools for extra seating. The dining room is spacious with lots of room for family or extra guests and has a great view of the yard. The living room has no shortage of space and can fit a large sectional, room for the whole family! The living room is open to the dining room and features an electric fireplace. The master bedroom has his and hers closets, and an ensuite. 2 more bedrooms, a bathroom and a laundry room complete this home. Outside has a nice garden spot, and rows of spruce trees planted around the back of the property. A double detached heated garage and a huge cement pad make no shortage for parking. The property is fully fenced so there is room for a few animals. Enjoy the peace and quiet of country living only minutes from Boyle and numerous lakes.

Built in 2017

## Essential Information



MLS® #	A2059196
Price	\$300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,440
Acres	2.00
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### Community Information

Address	194077 Township Road 643
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A 0M0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, Vinyl Windows, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Crawl Space, None

### Exterior

Exterior Features	Garden
Lot Description	Few Trees, Lawn, Landscaped
Roof	Metal
Construction	Vinyl Siding
Foundation	Other

### **Additional Information**

Date Listed	June 19th, 2023
Days on Market	652
Zoning	CR

### **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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