

211016 Highway 663
Rural Athabasca County, Alberta

MLS # A2270726



\$344,400

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,163 sq.ft.	Age:	1945 (80 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	11.37 Acres		
Lot Feat:	Landscaped, Many Trees		

Heating:	Floor Furnace, Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Open Discharge, Private Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	2-65-21-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	See Remarks		

Inclusions: n/a

Enjoy peaceful country living on this 11-acre acreage just off Hwy 663 between Boyle and Athabasca. The home offers a bright, comfortable layout with 4 bedrooms (1 on the main level and 3 down) and 2 updated bathrooms, including a tastefully renovated main bath. The main floor features a spacious living room with laminate flooring and a wood-burning fireplace, a large dining area with patio doors to the yard to a future deck, and a functional kitchen with plenty of cabinet space. The yard is a mix of mature trees, open lawn, and a garden spot, providing privacy and room to spread out. A double detached garage plus a separate workshop give you space for vehicles, tools, and hobbies. With easy highway access and plenty of usable land, this property is ideal for anyone looking for space, quiet, and an affordable acreage lifestyle.