

222082 Township Road 682 Road  
Athabasca, Alberta

MLS # A2273348

**\$479,900**



|                  |                                  |                               |
|------------------|----------------------------------|-------------------------------|
| <b>Division:</b> | NONE                             |                               |
| <b>Type:</b>     | Residential/House                |                               |
| <b>Style:</b>    | Acreage with Residence, Bungalow |                               |
| <b>Size:</b>     | 1,214 sq.ft.                     | <b>Age:</b> 1984 (42 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> 2               |
| <b>Garage:</b>   | Single Garage Detached           |                               |
| <b>Lot Size:</b> | 4.70 Acres                       |                               |
| <b>Lot Feat:</b> | Dog Run Fenced In, Private       |                               |

|                    |   |                   |             |
|--------------------|---|-------------------|-------------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Metal   | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | 15-68-22-W4 |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | AG          |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Tankless Hot Water, Vinyl Windows |                   |             |
| <b>Inclusions:</b> | Negotiable  |                   |             |

Beautifully maintained home on 4.7 acres with a fully finished walk-out basement. Renovated main level features an open layout, updated kitchen with custom soft-close cabinets, granite counters, modern lighting, and luxury vinyl plank flooring. Three bedrooms and a full bathroom on the main floor. The walk-out basement adds a family room, fourth bedroom, second bathroom, and extensive custom storage as well as a cold storage room. This home is move-in ready. Low-maintenance exterior with metal roof, cement board siding, and hardwired LED color-changing lights. Furnace and on-demand hot water replaced in 2019. Detached 26' x 24' garage with power and concrete floor. Fenced backyard with raised garden beds, plus a cleared area overlooking a creek&mdash;ideal for a future fire pit. Quad directly from the property into crown land. Two wells on site; main bath wired for bidet/heated seat. Move-in ready acreage with modern updates and excellent outdoor access.