

# **\$499,900 - 673078 Range Road 185, Rural Athabasca County**

MLS® #E4434260

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,590 sqft

Rural on 1.89 Acres

None, Rural Athabasca County, AB

IMMACULATE BUNGALOW ON 1.89 ACRES WITH OVERSIZED DOUBLE ATTACHED HEATED GARAGE 2 MIN FROM GRASSLAND, AB. Prepare to be impressed with this fully finished home with over 3000 sqft of livable space including 4 Beds and 3.5 Baths! The main floor features open concept kitchen/dining/living room area with modern finishes & kitchen island, kingsized primary bedroom with spa like 4pc ensuite including a massive soaker tub, MAIN FLOOR LAUNDRY, and so much more. The basement features a huge second living area with room to entertain, pool table, area for work out equipment and roughed-in for a wet bar. Finishing off the basement is the 4th bedroom, 3pc bathroom, mechanical as well as storage! Outside the mature parcel is the perfect escape from the town or the city but gives the proximity to amenities. Other notable features are the front and back decks, central AC, and a fenced in dog run! Close to many lakes and crown land this acreage gives loads of opportunity! Don't miss out on this amazing property!

Built in 2008

## **Essential Information**

MLS® #

E4434260



Price	\$499,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,590
Acres	1.89
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	673078 Range Road 185
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T0A 1V0

### Amenities

Features	Deck, Parking-Extra, R.V. Storage, Storage-In-Suite
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Landscaped, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 2nd, 2025

Days on Market 65

Zoning Zone 60

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