# \$899,000 - 240002 Twp Rd 674, Rural Athabasca County

MLS® #E4440154

#### \$899,000

3 Bedroom, 1.50 Bathroom, 1,191 sqft Rural on 61.10 Acres

Island Lake, Rural Athabasca County, AB

61 ACRES OF LAND with over 1300' LAKEFRONT on Island Lake! RARE OPPORTUNITY to have your own Oasis. Land is blend of ROLLING HILLS, OPEN PASTURE, FOREST AND TREES lines. Fenced with Gates and READY FOR ANIMALS. Yard site has been developed over the last 20 years in stages. Newer Bungalow built in 2012 with all the MODERN LUXURIES AND COMES FULLY FURNISHED. Maple Kitchen, has a large island with eating bar, panty plus a view. Open Dinette with Patio door to COVERED DECK, Corner GAS FIREPLACE in the living room. 2 BEDROOMS UP and a full bathroom. Basement has a 3RD BEDROOM plus a 2 pce bathroom. REC ROOM IS OPEN and ready to develop. High efficiency Furnace and HWT. GUEST HOUSE was the main cabin for years SET UP TO RUN OFF GRID with wood stove, propane and Solar â€" now connected to main service. Garage has lots of BUILT IN STORAGE and a newer door. Multiple sheds, Outhouse, Carport with Metal Roof, Playground, Garden, fire pit and room to play! Zoned AG. Flexible Possession and MOVE IN READY!







Built in 2012

#### **Essential Information**

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Price \$899,000

Bedrooms 3

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,191

Acres 61.10

Year Built 2012

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 240002 Twp Rd 674

Area Rural Athabasca County

Subdivision Island Lake

City Rural Athabasca County

County ALBERTA

Province AB

Postal Code T0S 0A1

#### **Amenities**

Features No Animal Home, No Smoking Home, See Remarks, Solar Equipment

#### Interior

Heating Forced Air-1, Natural Gas

Fireplace Yes

Stories 1

Has Suite Yes

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Lake, Backs Onto Park/Trees, Beach Access, Boating,

Fenced, Lake Access Property, Lake View, Landscaped, Playground Nearby, Recreation Use, Rolling Land, Subdividable Lot, Waterfront

Property

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 3rd, 2025

Days on Market 148

Zoning Zone 64

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