

Courtesy Of Tanya D Anderson Of Sterling Real Estate

## **\$499,500 - 664082 Rge Rd 181, Rural Athabasca County**

MLS® #E4412821

**\$499,500**

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Rural on 10.38 Acres

None, Rural Athabasca County, AB

Enjoy the peace and quiet on this 10 acre parcel, with a 40 x 60 shop with living quarters. Located just a few kms North of Blue Heron Estates near Grassland Alberta. This Barndominium-Style home and shop offers a 1200sq ft living space with two bedrooms, one bath in the main living area plus a 260 sq ft all season sunroom with an additional 260 sq ft outdoor deck covered with Duro deck flooring and black metal railings! Enjoy another 800 sq ft of living space on the main floor in your family/rec room. An amazing area with a wood burning stove, tv area, a rustic themed bar plus its own bathroom that has a dog wash station for your fur babies! Large fully developed 40 x 40 shop with 16ft ceilings, perfect for those garage enthusiasts, with a mezzanine area for storage or gatherings! Have your friends visit and hook up to the fully serviced RV stalls, it's perfect! Landscaped with fruit, cedar, maple trees and shrubs. There is a dug out, storage shed, and an outside fire pit area to relax under the stars!

Built in 2017

### **Essential Information**

MLS® # E4412821

Price \$499,500

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	10.38
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	664082 Rge Rd 181
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T0A 1V0

### **Amenities**

Features	Bar, Deck, Exterior Walls- 2"x6", Fire Pit, Gazebo, Parking-Extra, Parking-Plug-Ins, R.V. Storage, Sunroom
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### **Interior**

Heating	Baseboard, In Floor Heat System, Propane
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Low Maintenance Landscape
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 6th, 2024
Days on Market	273

## Zoning

## Zone 60

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Listing information last updated on August 5th, 2025 at 10:02pm MDT