

# **\$275,900 - 17-231054 Twp Rd 623.8, Rural Athabasca County**

MLS® #E4441246

## **\$275,900**

3 Bedroom, 2.00 Bathroom, 1,474 sqft

Rural on 1.86 Acres

Mystic Meadow Estate, Rural Athabasca County, AB

Escape to tranquility in the picturesque Mystic Meadows subdivision—just over an hour from St. Albert and ideally situated between Athabasca and Westlock. This beautifully remodeled 1,474 sq ft home sits on a rare double lot, offering exceptional privacy and plenty of space for outdoor living. Step inside to discover a modern interior with sleek laminate flooring, granite countertops, upgraded cabinetry, stainless steel appliances, and stylish bathroom fixtures. Every detail has been updated for both comfort and style. The primary bedroom has been remodeled to be your oasis with a fully renovated bathroom with walk in shower & large bath tub. Outside, unwind on the expansive deck while soaking in the peaceful views of the surrounding wilderness. An oversized, 1200 sq ft, double detached garage provides ample space for vehicles and storage, making this home ideal for families, outdoor enthusiasts, or anyone seeking a private escape. NOTE: property is Tenant Occupied.

Built in 2000

## **Essential Information**

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Price	\$275,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,474
Acres	1.86
Year Built	2000
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	17-231054 Twp Rd 623.8
Area	Rural Athabasca County
Subdivision	Mystic Meadow Estate
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T0G 1Z0

### Amenities

Features	Deck, Fire Pit
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Flat Site, Low Maintenance Landscape, No Back Lane, No Through Road, Private Setting, Recreation Use
Construction	Wood
Foundation	See Remarks

### Additional Information

Date Listed	June 7th, 2025
Days on Market	9
Zoning	Zone 60
HOA Fees	285
HOA Fees Freq.	Annually

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Listing information last updated on June 16th, 2025 at 5:32pm MDT