

# **\$1,375,000 - 655040 Rge Rd 224, Rural Athabasca County**

MLS® #E4404267

**\$1,375,000**

2 Bedroom, 1.50 Bathroom, 1,528 sqft

Rural on 68.59 Acres

None, Rural Athabasca County, AB

A dream acreage, with a fantastic location just 5 minutes south of Athabasca on 68.59+/- acres! The home is a 1500 sq ft log home with 2 bedrooms, 1.5 baths, full kitchen and plenty of living space, covered hot tub with a serene yard site. An oversized 36'x30' detached garage or maintenance shop. There is plenty of room for guests or make some additional income with 10 RV campsites with room to add more, a 85'x30' event tent, 60'x40' heated & fully serviced shop with 2 golf simulators, bar area, washroom, office & rec area. Not only that, you have your very own 9 hole par 3 golf course and one of the top rated 18 hole disc golf courses in Canada literally right in your backyard - The course is very well laid out & maintained & perfect for every level of golfer - with a beautiful setting, rolling hills, rock & water features that compliment the natural beauty of this property. The course is also set up for disc golf, soccer golf & fling golf which are rapidly growing sports. Turn your dream into reality!

Built in 2005

## **Essential Information**

MLS® # E4404267

Price \$1,375,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,528                  |
| Acres          | 68.59                  |
| Year Built     | 2005                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 655040 Rge Rd 224      |
| Area        | Rural Athabasca County |
| Subdivision | None                   |
| City        | Rural Athabasca County |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9S 2B1                |

### Amenities

|          |  |
|----------|--|
| Features | Fire Pit, Hot Tub, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, R.V. Storage, See Remarks |
|----------|--|

### Interior

|              |                                   |
|--------------|-----------------------------------|
| Heating      | In Floor Heat System, Natural Gas |
| Stories      | 2                                 |
| Has Basement | Yes                               |
| Basement     | None, No Basement                 |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Log  |
| Exterior Features | Golf Nearby, Landscaped, Rolling Land, See Remarks |
| Construction      | Log  |
| Foundation        | Slab   |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 30th, 2024 |
|-------------|-------------------|

Days on Market 317

Zoning Zone 60

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