

**87, 231054 Township Road 623A
Rural Athabasca County, Alberta**

MLS # A2282742



\$258,000

| | | | |
|--------------------|---|---------------|----------------------------|
| Division: | Mystic Meadow Estate | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,541 sq.ft. | Age: | 1990 (36 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Double Garage Attached, Garage Door Opener, Gravel Driveway, Off Street | | |
| Lot Size: | 0.52 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Lawn | | |
| Heating: | Forced Air, Natural Gas | | Water: Well |
| Floors: | Ceramic Tile, Linoleum, Vinyl Plank | | Sewer: Septic Field |
| Roof: | Asphalt Shingle | | Condo Fee: - |
| Basement: | Crawl Space | | LLD: 23-62-23-W4 |
| Exterior: | Wood Frame | | Zoning: CR1 |
| Foundation: | Wood | | Utilities: - |

Features: Ceiling Fan(s), Solar Tube(s)

Inclusions: 4 bar stools

If you're looking for space with the comfort of nearby neighbors, this one-of-a-kind single-family home is the perfect fit. The living room showcases a stunning floor-to-ceiling wood-burning fireplace, flanked by windows that frame peaceful country views and fill the space with natural light. The kitchen and dining area feature an open layout, ideal for everyday living and entertaining, with direct access to the deck—perfect for enjoying the surrounding scenery. There is lots of indoor space for a formal dining room a relaxing sitting area, or even set up a cozy den space. 2 nice size bedrooms with closet space, the master having a patio door to the private back deck. The spacious main bathroom offers ample storage, adding both convenience and functionality. A truly unique property that blends privacy, character, and comfort and the outdoors—this home is a must-see.