



## Rural Athabasca County

235052 TWP Road 620

M: 4 R: 23 T: 62 S: 6 Q: SW

LP: \$474,900

SP:



ACTIVE

**List ID#:** E4197917

**Type:** Detached Single Family

**Style:** Bungalow

**Year Built:** 1995

**Full Baths:** 2

**Half Baths:** 1

**Tot A.G. SqFt:** 3,288.08

**Nearest Town:** Rochester

**Total Acreage:** 80.000

**Bdrms Above:** 3 **Bdrms Total:** 3

**Basement:** Part

**Basement Dev:** Unfinished

**Tot A.G. SqM:** 305.47

**RUN AWAY TO THE COUNTRY!** Escape the city and enjoy country living 55 minutes from St Albert! Socially distance from the city and get up close and personal with nature! With acres and acres to roam it's a fabulous place to raise a family. There's even a corral and tack shed if you want to get a horse! You'll love the spaciousness of this custom bungalow. The kitchen will please any cook with its large island and loads of storage, and the extra-large living and dining rooms are ideal for family get togethers! The master suite has a 5-piece bath and patio doors to a huge back deck with hot tub! Two more bedrooms (one with ensuite) make this a family-friendly home, or ideal if you're working remotely and need a home office or two! A delightful sunroom and 3-season screened south-facing front porch are additional rooms you'll grow to love! Add to this a huge media room/man cave and you've got a recipe for happiness! And there's all the great outdoors to explore, including acres of trails through the bush!

**Directions:** Highway 2 to Tawatinaw turnoff. At the bottom of the hill pavement stops, continue straight and take the next left at RR240A. After a few kilometers turn right onto TWP 620. Acreage on the left in about 1 kilometer.

**Virtual Tour:** <https://vimeo.com/420925763>

**Brochure:** <http://www.NewHavenRanch-Rochester.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt	
<b>Baths:</b>	0	0	0	1	0	0	<b>Main:</b>			
<b>Ensuite Baths:</b>		1	0	0	1	0	<b>Upper:</b>			
<b>Finished Lvl:</b>	1						<b>Abv Grd:</b>	305.47	3,288.08	
<b>Fireplace:</b>							<b>Lower:</b>			
<b>Parking:</b>	See Remarks							<b>Blw Grd:</b>		
							<b>Total A.G.:</b>	305.47	3,288.08	
<b>Living Rm:</b>	6.15x4.88		M	<b>Master Bdrm:</b>	6.14x4.57	M	<b>Sun Room</b>		3.91x2.30	M
<b>Dining Rm:</b>	4.21x4.01		M	<b>Bedroom 2:</b>	4.57x3.91	M	<b>Laundry Room</b>			M
<b>Kitchen:</b>	4.57x4.00		M	<b>Bedroom 3:</b>	3.30x3.30	M				
<b>Family Rm:</b>				<b>Bedroom 4:</b>						
<b>Den:</b>	3.90x3.25		M	<b>Breakfast Nook</b>	2.64x2.51	B				
<b>Bonus Rm:</b>	7.31x7.31		M							

**Flooring:** Carpet, Laminate Flooring, Linoleum

**Construction:** Wood Frame

**Roof:** Asphalt Shingles

**Exterior:** Vinyl

**Foundation:** Concrete

**Heat Type:** Forced Air-1

**Heat Source:** Natural Gas

**Site Influen:** Backs Onto Park/Trees, Fruit Trees/Shrubs, Private Setting, Rolling Land

**Features:** Detectors Smoke, Front Porch, No Smoking Home

**Goods Incl:** Dryer, Oven-Built-In, Refrigerator, Stove-Electric, Washer

**Goods Excl:**

**Restrictions:** Utility Right Of Way

**Warranty:**

**Heat Paid For:** Paid For

**Power:** Paid For

**Water Supply:** Drilled Well, See Remarks

**Swr/Septic:** Pump

**Out Buildings:** Corral, Equipment Storage, See Remarks

**Condo Name:**

**Condo Fee:**

**Condo Fee Schedule:**

**Condo Fee**

**Frontage (M):**

**Depth (M):**

**Road Access:** Gravel Driveway to House

**Conform:**

**Taxes:** \$2,456.66

**Conform Year:**

**Tax Year:** 2019

**Lot Dimen:**

**Lot Shape:**

**Land Use:**

**Front Expos:** South