

# \$439,800 - 2, 240054 Township Road 670, Rural Athabasca County

MLS® #A2073266

**\$439,800**

5 Bedroom, 4.00 Bathroom, 1,806 sqft  
Residential on 1.24 Acres

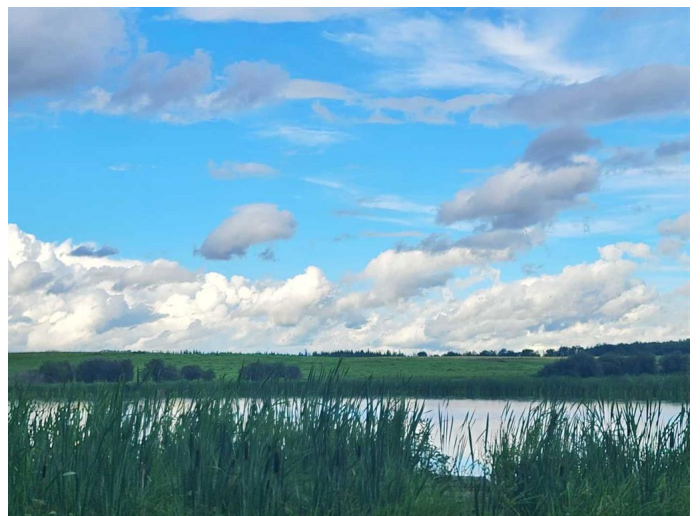
NONE, Rural Athabasca County, Alberta

LAKEFRONT ON A QUIET CUL-DE-SAC less than 15 minutes from Athabasca. A beautiful 5 bedroom home in quiet Poplar Point Estates. Great sized garage with a separate basement entrance. Newly renovated bathrooms, and a new water treatment system. Open rooms, hardwood floors, main floor laundry, separate dining room area - and outside, enjoy the covered deck facing the lake, the firepit, and the lovely lawn! Walk down to the water to fish or for an evening boat ride... A beautiful property to relax in comfort, socialize with friends - or raise a family!

Built in 1994

## Essential Information

MLS® #	A2073266
Price	\$439,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,806
Acres	1.24
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence



Status Active

## Community Information

Address 2, 240054 Township Road 670  
Subdivision NONE  
City Rural Athabasca County  
County Athabasca County  
Province Alberta  
Postal Code T9S 2B7

## Amenities

Parking Double Garage Attached  
# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Central Vacuum  
Appliances Dishwasher, Electric Oven, Refrigerator, Washer/Dryer  
Heating Combination, In Floor, Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Fire Pit  
Lot Description Cul-De-Sac, Lake, Lawn, Landscaped, Private, Treed, Views  
Roof Asphalt Shingle  
Construction Mixed  
Foundation Combination

## Additional Information

Date Listed August 14th, 2023  
Days on Market 601  
Zoning Country Residential

## Listing Details

Listing Office 3% REALTY PROGRESS

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