

# \$199,999 - 191010 Twp Rd 680 Grassland, Rural Athabasca County

MLS® #E4418446

**\$199,999**

3 Bedroom, 1.00 Bathroom, 1,499 sqft  
Rural on 16.06 Acres

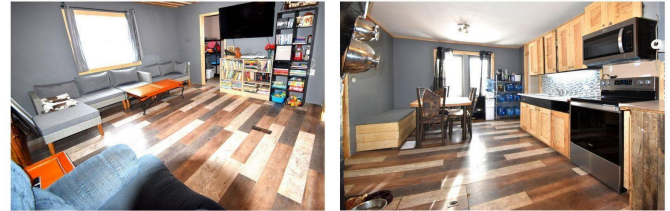
None, Rural Athabasca County, AB

16 ACRES - GRASSLAND year-round living, hobby farm/recreational getaway. cozy 3bdrm home w/garage, covered parking, & tall-door barn, plus a private driveway leading in. Just off hwy 63, for commuters. Newly finished foyer addition offers tons of space. Kitchen has new appliances and a large pantry. 2 bedrooms are on the main floor, 1 upstairs. 4pc bathroom and laundry on main floor too! OTHER UPDATES: 2024 several interior updates incl flooring, paint & more. porch addition. 2008 roof on house, 2023 roof on garage. Large garden outside with a pond, great for horses or livestock too, just add some fencing! Surrounding land is farmed for crop. This is a perfect acreage for a growing family, or tons to do to keep you busy in retirement too. Close to Alpac, Boyle, Athabasca & Grassland for amenities. \*on k-12 school bus route\* You ccan live here year round, or as a lakeland getaway. Could start a hobby farm!

Built in 1950

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4418446  |
| Price     | \$199,999 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 1,499                  |
| Acres          | 16.06                  |
| Year Built     | 1950                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 191010 Twp Rd 680 Grassland |
| Area        | Rural Athabasca County      |
| Subdivision | None                        |
| City        | Rural Athabasca County      |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T0A 1V0                     |

### Amenities

|          |  |
|----------|--|
| Features | Fire Pit, Front Porch, Parking-Extra, R.V. Storage |
|----------|--|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Private Setting, Recreation Use, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden, See Remarks |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 93                 |
| Zoning         | Zone 60            |

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Listing information last updated on April 19th, 2025 at 9:47pm MDT