

# \$365,000 - 171064 682 Township, Atmore

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MLS® #A2227903

**\$365,000**

5 Bedroom, 2.00 Bathroom, 1,014 sqft  
Residential on 5.30 Acres

NONE, Atmore, Alberta

Welcome to the Atmore/Plamondon area! Are you looking for a homesteading adventure? The 5.3 acre parcel is a recent subdivision off of a bigger piece, and possession can take place around mid July. The driveway is bordered with beautiful mature spruce trees. The yard has plenty of room for a garage, garden, and space people to enjoy playing and relaxing outdoors. This 3 bedroom home would make a great place for a family in the country, and there are room in started in the basement for 2 more bedrooms! The interior of the home has recently been painted. Improvements include an new half bath and laundry machines, and some new light fixtures. It's a 3 minute drive to highway 63. There are schools in Grassland, Plamondon, and Wandering River. On the main floor there are 3 bedrooms, kitchen, dining room, living room, and 4 piece bathroom. The spacious basement offers the potential for additional living space such as bedrooms, recreation room, and storage.. The home is attached to a well, gas, power, a land line, and has a septic tank with a surface discharge system. Call today to book a showing.

Built in 1987

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2227903  |
| Price  | \$365,000 |



|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 5                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 1                                |
| Half Baths     | 1                                |
| Square Footage | 1,014                            |
| Acres          | 5.30                             |
| Year Built     | 1987                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 171064 682 Township |
| Subdivision | NONE                |
| City        | Atmore              |
| County      | Athabasca County    |
| Province    | Alberta             |
| Postal Code | T0A 0E0             |

### **Amenities**

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 10                           |
| Parking        | Parking Pad, Gravel Driveway |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home                            |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished                   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard   |
| Lot Description   | Back Yard, Cleared, Corner Lot, Lawn, Pie Shaped Lot, Brush, Many Trees, Yard Drainage |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Wood   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 46             |
| Zoning         | Agricultural   |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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