

# \$482,500 - 172005 Hwy 55, Atmore

MLS® #A2206879

**\$482,500**

4 Bedroom, 2.00 Bathroom, 1,316 sqft

Residential on 18.01 Acres

NONE, Atmore, Alberta

This immaculate kept property offers something for everyone. Featuring a spectacular metal clad (inside and out) 30x40 shop, a 25x30 carport for RV storage, and a charming farm-style home with a modern kitchen, you'll have all the space and amenities you need. This 18-acre property also includes a barn, fenced corrals ideal for chickens or goats, a dugout, multiple outbuildings for extra storage, a large garden, greenhouse, and beautifully landscaped yard with a patio. Located just 10 minutes from the hamlets of Plamondon and Grassland, and close to Charron Lake, crown land, and abundant recreational opportunities, this home offers the best of country living with convenience. Inside, you'll find 4 spacious bedrooms, 2 bathrooms, a generous walk-in closet, and a quaint pantry/coffee bar in the modern kitchen. The cozy living room is enhanced by a bio-fuel fireplace and lots of natural light. The home has been well-maintained, with many upgrades including new siding and shingles just 9 years ago, a kitchen remodel 4 years ago, and flooring throughout the home that was replaced 9 years ago, and recently the well pump. A transfer switch on the power pole ensures youâ€™ll have generator power during outages. The pressure tank, water softening systems, and hot water tank have been recently serviced and are in excellent condition. This beautiful property has everything your family needs for a comfortable



country lifestyleâ€”space, tranquility, and endless possibilities.

Built in 1978

### **Essential Information**

MLS® #	A2206879
Price	\$482,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,316
Acres	18.01
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### **Community Information**

Address	172005 Hwy 55
Subdivision	NONE
City	Atmore
County	Athabasca County
Province	Alberta
Postal Code	T0A 0E0

### **Amenities**

Utilities	Electricity Connected
Parking Spaces	10
Parking	Quad or More Detached
# of Garages	4

### **Interior**

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass Doors, Living Room, None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Fruit Trees/Shrub(s), No Neighbours Behind, Private, Rectangular Lot, Farm
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 29th, 2025
Days on Market	113
Zoning	AG

## Listing Details

Listing Office	People 1st Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.