

# \$499,900 - 172005 Hwy 55, Atmore

MLS® #A2206879

**\$499,900**

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 you'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          | \$499,900                        |
| 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      | Living Room, Glass Doors, 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 | 25               |
| Zoning         | AG               |

### **Listing Details**

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

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