

# \$670,000 - 174081 Hwy 855 Highway, Atmore

MLS® #A2199873

**\$670,000**

5 Bedroom, 3.00 Bathroom, 1,064 sqft  
Residential on 3.14 Acres

NONE, Atmore, Alberta

Nestled just west of Atmore, this 3.14-acre property is meticulously landscaped and move-in ready. The home boasts 4 spacious bedrooms, 3 well-appointed bathrooms, and a dedicated office space. With tray ceilings, abundant storage, and exquisite finishes, the layout offers both elegance and practicality, complemented by a large, covered deck perfect for outdoor living. Designed with energy efficiency in mind, the home features a wood stove, triple-pane windows, durable hardy-board siding, and 2x6 framed walls with 1" styrofoam insulation surrounding the entire structure. The attic is equipped with R60 insulation to minimize heat loss, and the 3' eaves and overhangs reduce summer heat gain. A heat recovery ventilator ensures year-round energy savings by preheating incoming air, while constantly circulating fresh, HEPA-filtered air to reduce allergens. The property also includes a well with an iron filtration system and a septic field, eliminating the need for hauling water or waste. Additionally, a newly constructed 1,800 sq. ft. shop awaits, complete with heating, insulation, an office area, a kitchenette, and a full bathroom. Ideally situated just 2 kilometers from the Hwy 63 and Hwy 55 junction, this property offers easy access and is perfect for those seeking to run a home-based business. It's also conveniently close to pristine lakes and expansive crown land, providing endless recreational opportunities. Take a tour of this stunning property with our 3D walkthrough!



Built in 2011

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2199873                         |
| Price          | \$670,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,064                            |
| Acres          | 3.14                             |
| Year Built     | 2011                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 174081 Hwy 855 Highway |
| Subdivision | NONE                   |
| City        | Atmore                 |
| County      | Athabasca County       |
| Province    | Alberta                |
| Postal Code | T0A 0E0                |

### **Amenities**

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 4  |
| Parking        | Concrete Driveway, Parking Pad               |
| # of Garages   | 4  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting                      |
| Appliances        | Built-In Electric Range, Built-In Refrigerator, Dishwasher, Dryer, Washer, Water Conditioner, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas  |

|                 |   |
|-----------------|---|
| Cooling         | Central Air                               |
| Fireplace       | Yes                                       |
| # of Fireplaces | 1   |
| Fireplaces      | Entrance, Glass Doors, Wood Burning Stove |
| Has Basement    | Yes                                       |
| Basement        | Finished, None                            |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard |
| Lot Description   | Corner Lot, Few Trees, Level   |
| Roof              | Asphalt Shingle                |
| Construction      | Concrete, Wood Frame           |
| Foundation        | Slab                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 105             |
| Zoning         | CR              |

## Listing Details

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

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