

# \$599,900 - 173062 Hwy 55, Atmore

MLS® #A2197746

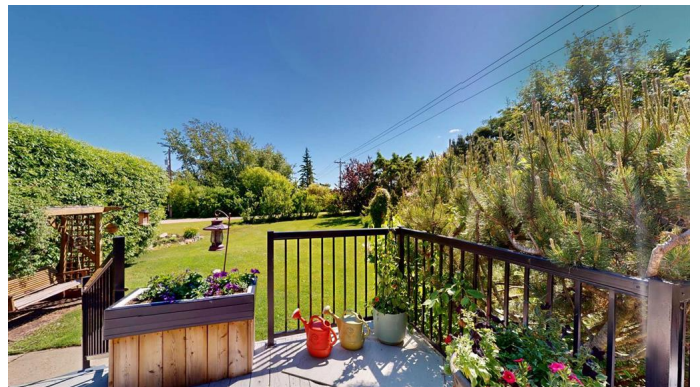
**\$599,900**

3 Bedroom, 2.00 Bathroom, 1,588 sqft  
Residential on 91.00 Acres

NONE, Atmore, Alberta

Looking for a farm to table opportunity or place to create an agri-business, if yes please keep reading. This property is appealing for several reasons... 1) It has 85 acres of very rich arable soil 2) Excellent highway frontage - would be a great spot for a veggie growing business or greenhouse 3) there is one house on the property and a second spot where power/gas/water/sewer is connected (great for two families) 4) An abundance of wildlife all around you including ducks, geese, and fish in Charron Lake right at your door step, plus other lakes in close proximity. 5) There is a high producing well with corrals, piping to connect 3 watering bowls, and several outbuildings a main ingredient for a hobby farming venture. The 1956 home has been extremely well kept by the original owners and nicely updated with white kitchen cabinetry, laminate floors, and modern paint colors. The roof on the house and all of the outbuildings are metal and well cared for. The landscaping is meticulous and includes two giant gardens, plus apple, cherry, plum, saskatoon and raspberry bushes. There is a 42x22 partially heated woodwork shop (electric heat) and many out-buildings for storage, animals, woodworking or RV storage. Please view the 3-D tour to see more then please come and see this place. .... you will not be disappointed.

Built in 1956



## Essential Information

MLS® #	A2197746
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,588
Acres	91.00
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

## Community Information

Address	173062 Hwy 55
Subdivision	NONE
City	Atmore
County	Athabasca County
Province	Alberta
Postal Code	T0A 0E0

## Amenities

Utilities	Natural Gas Connected, See Remarks
Parking	Carport, Double Garage Detached, Off Street, RV Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Washer/Dryer
Heating	Floor Furnace, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement	Full, Partially Finished
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## Exterior

Exterior Features	Fire Pit, Garden, Playground
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Lot Description	Backs on to Park/Green Space, Irregular Lot, See Remarks, Treed, Triangular Lot
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Roof	Metal
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Construction	Concrete, Vinyl Siding, Wood Frame
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Foundation	Block
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## Additional Information

Date Listed	February 27th, 2025
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Days on Market	77
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Zoning	AG
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## Listing Details

Listing Office	People 1st Realty
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