

# \$525,000 - 192042 Township Road 665, Donatville

MLS® #A2250677

**\$525,000**

5 Bedroom, 3.00 Bathroom, 1,276 sqft

Residential on 9.64 Acres

NONE, Donatville, Alberta

Beautiful Private Acreage – Just Under 10 Acres! Welcome to this stunning 2001 Gemwood-built walkout bungalow nestled on nearly 10 acres of privacy and tranquility. With 5 bedrooms, 3 full bathrooms, and an open-concept design, this home is perfect for families and those who love to entertain. The main floor features a massive living room, spacious dining area, and a bright kitchen with loads of counter space, a walk-in pantry, and direct access to the covered deck overlooking the backyard. The huge master suite comes complete with a brand-new 3-piece ensuite and walk-in closet, while a second large bedroom and 4-piece bathroom round out the level. Downstairs, you’ll find 3 more generous bedrooms, a laundry room, cold storage, and an expansive family room with cozy gas fireplace. The fully renovated 4-piece bathroom adds a fresh modern touch to the lower level. The oversized 30' x 30' heated attached garage offers in-floor heat plus a storage room above, giving you all the space you need. Outside, the wraparound driveway, covered deck, and beautifully maintained, fully fenced yard make this property just as impressive outdoors as it is inside. Ideally located close to Athabasca, Boyle, Grassland, and AlPac, this acreage offers both privacy and convenience. Don’t miss your chance to call this gorgeous property home!

Built in 2001



## Essential Information

MLS® #	A2250677
Price	\$525,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,276
Acres	9.64
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	192042 Township Road 665
Subdivision	NONE
City	Donatville
County	Athabasca County
Province	Alberta
Postal Code	T0A0M0

## Amenities

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Separate Entrance
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Fan Coil, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Lawn, No Neighbours Behind, On Golf Course, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 21st, 2025
Days on Market	1
Zoning	Agricultural

### **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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