

Courtesy Of Katie L Adams Of Local Real Estate

# **\$374,900 - 7 Lake Country Estates (boyle), Rural Athabasca County**

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MLS® #E4437018

**\$374,900**

3 Bedroom, 2.00 Bathroom, 1,523 sqft

Rural on 2.95 Acres

Lake Country Estates, Rural Athabasca County, AB

BOYLE ACREAGE - COUNTRY LIFE WITH A MODERN HOME! just 4km west of Boyle is this beautiful 3bdrm home with 3car garage on 3acres! Has a septic field system & 3000g cistern for year-round enjoyment, here in Lake Country Estates. Step inside the open foyer, to an open concept spacious kitchen, dining & living room area. Granite counter tops with an island and additional bar fridge in the kitchen, and the vaulted living room has tons of windows for light & patio doors onto the east deck/ private yard. 3 bdrms + den inside. The primary bdrm has a 5pc ensuite w/ walk-in closet. Separate laundry room / furnace room in the porch leading out toward spacious 3car garage. You can live the country life in a modern home. All your amenities in town, and on the k-12 school bus route for families. Short drive to Skeleton Lake boat launch/ beach, plus several other popular lakes nearby. Don't miss out on this opportunity! (partial vendor finance or VTB could be considered)

Built in 2015

## **Essential Information**

MLS® # E4437018

Price \$374,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,523
Acres	2.95
Year Built	2015
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7 Lake Country Estates (boyle)
Area	Rural Athabasca County
Subdivision	Lake Country Estates
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T0A 0M0

### Amenities

Features	Crawl Space, Deck, Front Porch, R.V. Storage, Vaulted Ceiling, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Golf Nearby, Landscaped, Private Setting, Recreation Use, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot
Lot Description	2.95acres
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed May 16th, 2025

Days on Market 29

Zoning Zone 60

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Listing information last updated on June 14th, 2025 at 1:47am MDT