

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

MLS® #A2197746

**\$599,900**

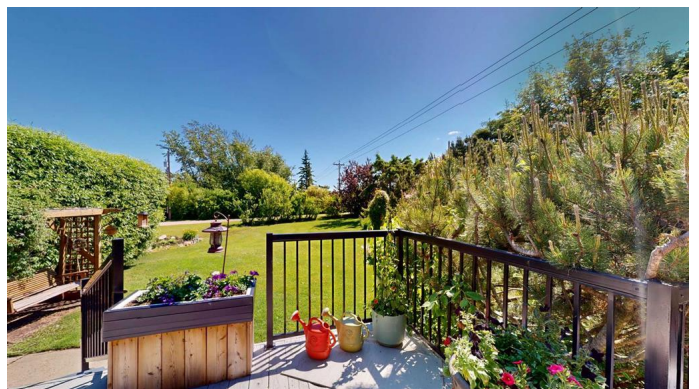
3 Bedroom, 2.00 Bathroom, 1,588 sqft

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

**Exterior**

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

**Additional Information**

Date Listed              February 27th, 2025  
Days on Market        52  
Zoning                    AG

**Listing Details**

Listing Office           People 1st Realty

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