\$425,000 - 705044a Hwy 63, Wandering River

MLS® #A2260288

\$425,000

4 Bedroom, 3.00 Bathroom, 1,360 sqft Residential on 12.93 Acres

NONE, Wandering River, Alberta

Discover classic charm and quality craftsmanship with this custom-built Celtic Home, ideally located just off Hwy 63, just a 2 hour drive south of Fort McMurray and 15 minutes to Plamondon where you will find all services. Built in 2001, this 1,400 sq. ft. home sits on 12.93 beautifully landscaped acres, surrounded by mature trees and designed for nature lovers. Enjoy peaceful country living with space for gardening, outdoor hobbies, and abundant wildlife. Inside, the home features bamboo flooring, ceramic tile, Corian countertops, and maple cabinetry. The main floor offers a spacious primary suite with walk-in closet, a luxurious ensuite complete with a jetted tub, and convenient main floor laundry. The covered back deck overlooks the private yard, while the walk-out basement expands your living space with three bedrooms, plenty of storage, and a cozy woodstove. Highlights include in-floor heating, central vacuum, and thoughtful storage throughout. Recent updates add peace of mind with new shingles, a pressure tank, and a hot water tank. Car enthusiasts and hobbyists will love the 28x24 double detached garageâ€"heated, insulated, and meticulously finished with white tin throughout. Additional outbuildings include a woodshed and three storage sheds, providing ample room for tools and equipment. The property also features a 2200 gallon cistern and septic field. This well-kept, custom-built acreage offers the perfect blend of comfort, style, and natural







beautyâ€"ready to welcome its next owners.

Built in 2001

Essential Information

MLS® # A2260288 Price \$425,000

Bedrooms 4
Bathrooms 3.00
Full Baths 3

Square Footage 1,360 Acres 12.93 Year Built 2001

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

Community Information

Address 705044a Hwy 63

Subdivision NONE

City Wandering River
County Athabasca County

Province Alberta
Postal Code T0A 3M0

Amenities

Parking Additional Parking, Double Garage Detached

of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Jetted Tub, Open Floorplan, Quartz

Counters, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s),

Suspended Ceiling

Appliances Dishwasher, Electric Range, Refrigerator, Washer/Dryer

Heating In Floor, Forced Air, Wood, Propane, Wood Stove

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes
Basement Full

Exterior

Exterior Features Fire Pit, Garden, Private Yard

Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit

Trees/Shrub(s), Garden, Landscaped, Pie Shaped Lot, Private, See

Remarks, Treed, Views, Brush, Sloped, Wooded, Yard Drainage

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 27th, 2025

Days on Market 36 Zoning AG

Listing Details

Listing Office People 1st Realty

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