

# **\$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 garage—“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. This well-kept, custom-built acreage offers the perfect blend of comfort, style, and natural beauty—“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	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	705044a Hwy 63
Subdivision	NONE
City	Wandering River
County	Athabasca County
Province	Alberta
Postal Code	T0A 3M0

## Amenities

Parking	Double Garage Detached, Additional Parking
# 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	Finished, Full
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## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
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Lot Description	Backs on to Park/Green Space, Brush, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Landscaped, Pie Shaped Lot, Private, See Remarks, Sloped, Treed, Views, Wooded, Yard Drainage
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Roof	Asphalt Shingle
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Construction	Concrete, Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	September 27th, 2025
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Days on Market	4
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Zoning	AG
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## Listing Details

Listing Office	People 1st Realty
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