

24007 689 Highway S
Dixonville, Alberta

MLS # A2345764

\$470,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,584 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	3.60 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	12-87-24-W5
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding	Zoning:	A
Foundation:	Combination, ICF Block, Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Sump Pump(s)		

Inclusions: shed, greenhouse

Set on a picturesque 3.60-acre property near Dixonville, this beautifully renovated three-bedroom, two-bathroom acreage offers an inviting blend of country charm, modern upgrades, functionality and privacy. While the original part of the home was built in 1961 and stripped down to the studs, this home has been extensively renovated in 2023 with additions and thoughtful improvements offering the feel of a new home! Large windows fill the living spaces with natural light while capturing beautiful views of the surrounding countryside. At the heart of the home is the bright, open-concept kitchen, dining and living area-designed for comfortable everyday living and entertaining. The updated kitchen features new cabinetry, appliances, a central island with eating bar and a spacious walk-in butler's pantry providing additional workspace and plenty of storage. Just off the dining area, a full-length covered deck extends your living space outdoors and features an outdoor kitchen and seating area-an ideal place to entertain, relax or simply enjoy the peaceful country setting. The spacious primary bedroom is sure to impress with its walk-in closet and private ensuite featuring a walk-in shower. Two additional bedrooms, a second bathroom, convenient main-floor laundry and a larger foyer complete the home. The attached double garage provides excellent space for vehicles, storage, hobbies or workshop use. Outside is where the property truly stands apart. With 3.60 acres to enjoy, there is plenty of room for gardening, outdoor recreation, a few animals or future plans. A small pasture is already fenced with barbed wire and electric fencing, making it well suited for hobby animals. Surrounded by open skies and mature landscaping, the property also enjoys a breathtaking view of a large pond that attracts a variety of birds and wildlife, adding to the peaceful rural

atmosphere. Whether you are looking for family acreage, hobby farm potential, additional workspace or simply a quieter country lifestyle, this extensively renovated property offers exceptional versatility. Enjoy the tranquility and privacy of acreage living while remaining conveniently located near Dixonville and area amenities.