

# **\$685,000 - 231 Labonte Drive, Rural Athabasca County**

MLS® #A2211388

**\$685,000**

3 Bedroom, 2.00 Bathroom, 1,526 sqft

Residential on 0.67 Acres

Skeleton Lake, Rural Athabasca County, Alberta

Fabulous LAKE FRONT, A Frame with metal roof, walk out, 4 season property at Skeleton Lake in S.V. of Bondiss. Floor to ceiling windows in the living room with a wood stove and bay windows in the kitchen and dining room flood the main floor of the house with natural light. Custom maple kitchen cabinetry is complimented by top of the line stainless steel appliances and gas stove plus main floor laundry and 2 pc powder room off the main entrance . Upstairs has been newly renovated, the master bedroom features a walk-in closet and private balcony overlooking the lake, 2 more great size bedrooms and stunning modern 4pc bathroom. The walk-out basement is perfect for a fitness room, den or movie room and boasts extra storage and a wine room- YAY!. The .67 acre site also features a 2 garages, 23'X28' heated garage (metal Roof) with separate craft room and windows overlooking the lake, plus 2-car garage, 23x25, with 220 wiring with 2 RV plus- 30 AMP service( new shingles 2024) and large garden shed. The beautiful wrap around deck was freshly stained in 2024 and is awaiting your arrival to enjoy. You will also LOVE all the outdoor living space offering a built barbecue kitchen plus the home is surrounded by trees on three sides ( 2 environmental reserves and parking lot) before stepping down to an 8-person hot tub, a beautiful sheltered stone patio and fire pit. Skeleton Lake is known for swimming, boating , fishing, quadding, golfing



as it is only a small golf cart ride to Skeleton Lake Golf Course. \*\*Septic tank is 2250 GAL, Cistern 2250 GAL plus a WELL\*\* This Property has it all!!

Built in 2006

### Essential Information

MLS® #	A2211388
Price	\$685,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,526
Acres	0.67
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	231 Labonte Drive
Subdivision	Skeleton Lake
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A0M0

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Off Street, RV Access/Parking, 220 Volt Wiring, Gravel Driveway
# of Garages	4
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Waterfront

### Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting, Private Entrance, Private Yard, RV Hookup, Storage
Lot Description	Backs on to Park/Green Space, Cleared, Cul-De-Sac, Interior Lot, Lake, Landscaped, Sloped Down, Views, Close to Clubhouse, Environmental Reserve, Gentle Sloping, Waterfront
Roof	Metal
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	3
Zoning	RES

## Listing Details

Listing Office	RE/MAX Connect
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