

\$229,000 - 722022, Range Road 174, Wandering River

MLS® #A1229131

\$229,000

3 Bedroom, 2.00 Bathroom, 1,520 sqft
Residential on 10.13 Acres

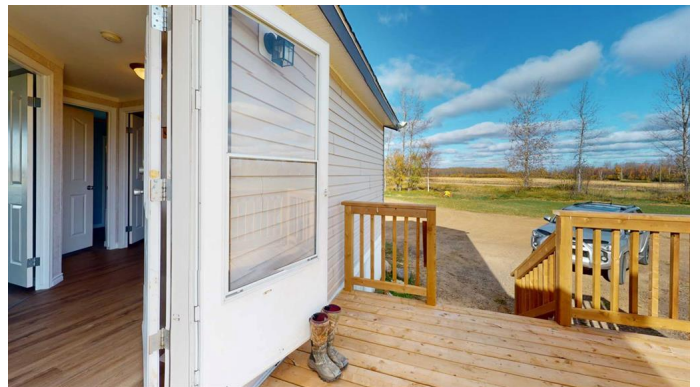
NONE, Wandering River, Alberta

This 2008 mobile home has undergone recent upgrades including a new exterior deck, fresh paint throughout, new flooring, a modern island and backsplash, and the removal of the popcorn ceiling. Situated near crown land on a tranquil no-through road in Wandering River, this home rests on a spacious 10-acre lot, securely anchored and boasting a size of 20x76, totaling 1520 square feet. Inside, discover 3 generously sized bedrooms, an ensuite featuring a soaker tub and walk-in closet, 2 bathrooms, and amenities such as a high-output well, a chicken coop, a fenced garden, and ample space for activities. Ideal for first-time acreage buyers or weekend getaways, this property welcomes friends with RVs as well. Available for immediate occupancy. The sellers are also willing to sell the home separately.

Built in 2008

Essential Information

MLS® #	A1229131
Price	\$229,000
Sold Price	\$222,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	10.13



Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Sold

Community Information

Address	722022, Range Road 174
Subdivision	NONE
City	Wandering River
County	Athabasca County
Province	Alberta
Postal Code	T0A 3M0

Amenities

Parking Spaces	10
Parking	Gravel Driveway, Off Street

Interior

Interior Features	Closet Organizers
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Lawn, Garden, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	June 12th, 2022
Date Sold	October 13th, 2024
Days on Market	853
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office

PEOPLE 1st REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.