

\$438,800 - #6, 655062 Range Road 224, Athabasca

MLS® #A2104518

\$438,800

3 Bedroom, 3.00 Bathroom, 3,168 sqft

Residential on 1.00 Acres

NONE, Athabasca, Alberta

This stunning executive-style home, situated on a sprawling one-acre lot, offers the perfect blend of sophistication, functionality, and convenience. Located just a short 5-minute drive from town, this property embodies the epitome of suburban elegance.

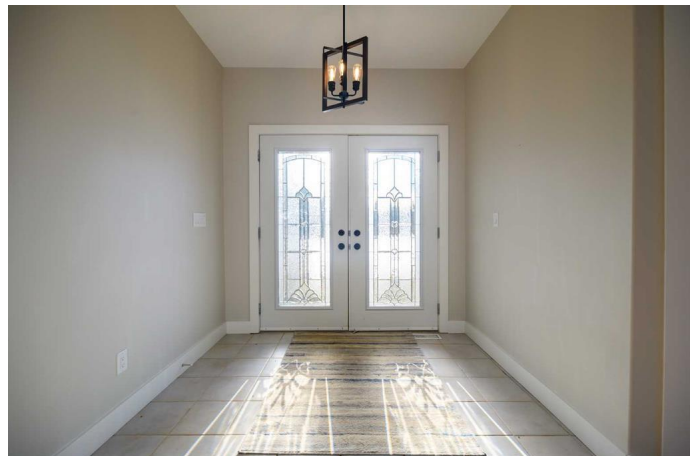
Meticulously designed for optimal flow and functionality, this home boasts a flawless floorplan. The seamless layout effortlessly combines open spaces with private retreats, creating an ideal balance for both entertaining and day-to-day living.

Enjoy the luxury of three spacious bedrooms, each offering its own unique charm and ample natural light. The dedicated office space provides the perfect environment for remote work or a quiet study area.

Indulge in the opulence of three well-appointed bathrooms, featuring modern fixtures and elegant finishes. The master ensuite is a true sanctuary, offering a spa-like experience for relaxation and rejuvenation.

Cozy up by one of the two fireplaces that grace this home – perfect for creating a warm and inviting ambiance during chilly evenings. The carefully selected locations ensure that both the living room and large family room exude comfort and style.

Car enthusiasts and those in need of ample storage space will appreciate the convenience of the triple car garage. Whether housing your vehicles or doubling as a workshop, this space adds both practicality and value to the property. Step outside to discover the



expansive one-acre lot that surrounds this executive home.

Benefit from the best of both worlds â€” the serenity of suburban living on a spacious lot, combined with the convenience of being a mere 5-minute drive from town. Access to amenities, schools, and entertainment is just a stone's throw away.

This executive-style home offers a rare combination of elegance, functionality, and prime location. With a perfect floorplan, three bedrooms plus an office, three baths, two fireplaces, and a triple car garage, this home has it all.

Built in 2007

Essential Information

MLS® #	A2104518
Price	\$438,800
Sold Price	\$419,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,168
Acres	1.00
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Sold

Community Information

Address	#6, 655062 Range Road 224
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B5

Amenities

Parking	Triple Garage Attached
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Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Washer/Dryer
Heating	Forced Air, Fireplace(s), In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Cleared
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 3rd, 2024
Date Sold	November 5th, 2024
Days on Market	274
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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