

\$337,000 - 661008b Range Road 223.2, Athabasca

MLS® #A2107109

\$337,000

3 Bedroom, 2.00 Bathroom, 1,308 sqft
Residential on 2.47 Acres

Athabasca Town, Athabasca, Alberta

Uncover the perfect blend of modern comfort and natural serenity in this 3-bedroom, 2-bathroom home. Boasting an inviting open floor plan, this residence is thoughtfully designed for both daily living and entertaining. Convenience meets tranquility as this home is strategically located just 5 minutes from town. Enjoy the best of both worlds – quick access to amenities and the peaceful seclusion of 2.47 acres adorned with mature trees, creating a private oasis. Park with ease in the double attached garage, and for those looking for extra hobby or storage space, there is an additional detached shop. Updates throughout the home ensure a turnkey living experience. From refreshed interiors to enhanced functionality, this property seamlessly combines contemporary living with the charm of nature. Embrace the outdoors on your acreage, where privacy and tranquility reign supreme. Whether you're unwinding by the campfire or exploring your own wooded haven, this home offers the escape you've been seeking.



Built in 1983

Essential Information

MLS® #	A2107109
Price	\$337,000
Sold Price	\$330,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,308
Acres	2.47
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	661008b Range Road 223.2
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T0G 0R0

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	High Ceilings
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Many Trees, Secluded, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Slab

Additional Information

Date Listed	February 12th, 2024
Date Sold	April 10th, 2024

Days on Market	58
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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