

\$525,000 - 680104 Range Road 223.5, Athabasca

MLS® #A2118617

\$525,000

3 Bedroom, 3.00 Bathroom, 1,481 sqft
Residential on 9.64 Acres

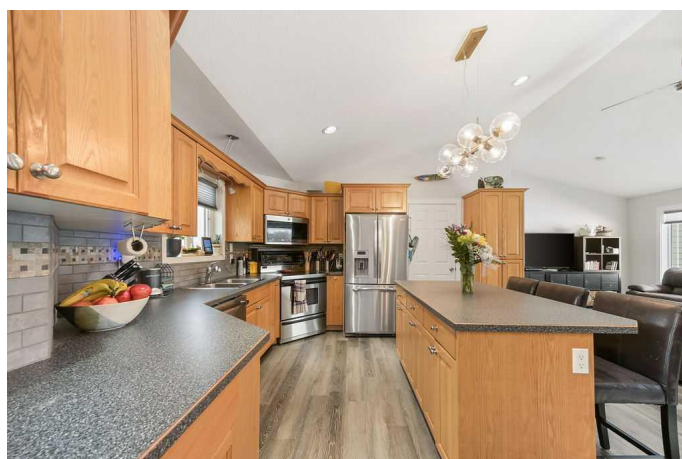
NONE, Athabasca, Alberta

Well cared for family home on 9.64 acres. Located 12 minutes north of the Town of Athabasca. When you walk in, you are welcomed by a 3-sided natural gas fireplace, vaulted ceilings, large living room, kitchen with stainless steel appliances, island and the dining area with a patio door to the no maintenance deck. Down the hallway, there is a 4 piece main bathroom with tile floors and white shiplap ceiling and 2 nice sized bedrooms. The master bedroom has a patio door to the deck and a 3-piece en-suite. Main floor laundry just off the kitchen that leads to the 29' x 24' finished garage. The basement has 9' ceilings and features a wet bar in the large recreation room. Perfect for large gatherings to watch the game, holidays and parties. There is a 4 piece bathroom, bonus room and storage room. You also will have a 30' x 40' finished shop with heat; and a 32' x 105' open faced shed in the back for extra covered storage. Perfect place for some space and a fantastic place to call home.

Built in 2003

Essential Information

MLS® #	A2118617
Price	\$525,000
Sold Price	\$495,000
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,481
Acres	9.64
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	680104 Range Road 223.5
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B1

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	10
Parking	Double Garage Attached, Drive Through, Gravel Driveway

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Kitchen Island
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Yard Lights, Private
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	March 28th, 2024
Date Sold	July 12th, 2024
Days on Market	105
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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