

\$375,000 - 674038 Range Road 195, Rural Athabasca County

MLS® #A2124177

\$375,000

5 Bedroom, 3.00 Bathroom, 1,230 sqft
Residential on 10.00 Acres

NONE, Rural Athabasca County, Alberta

Located in the County of Athabasca, where the charm of country living offers an inviting alternative to the constant hustle of city life, this well-maintained bungalow is not just a residence but a place to create lasting family memories. Set on a spacious and private 10 acres it is perfect for both relaxation and adventure. This inviting family home features a comfortable 1,230 sqft of living space on the main level that includes 2 large bedrooms, 2 full bathrooms, and a spacious and inviting kitchen and living room area, that all seamlessly transition into one another. The natural lighting compliments the welcoming atmosphere of the main floor. It creates a space to make memories from family meals and gatherings that you will tell stories about for years to come. The basement is finished with a large family room, 3 additional bedrooms, and a full bath. Promising ample room for family, guests, and versatile living arrangements. Outdoors, the property features a fenced pasture area, offering a space for a few animals to care for and adding to the rustic lifestyle charm. The surrounding land provides a generous playground for children and adults alike, perfect for those who cherish outdoor activities and the freedom to roam. The large Quonset is great for storage and the workshop is perfect for projects of all types. Located near Alpac, it is a great choice for professionals seeking minimal commute time



while enjoying the tranquility and space that only rural living can offer. It is also close to many sought-after lakes such as Skeleton Lake, Amisk Lake, and Hope Lake. This offers endless recreational activities including fishing, boating, and lakeside picnics, ideal for making the most of every season. Whether it's winter sports or summer hikes, the location truly accommodates all lifestyles and hobbies. This home is a place where every day can be as relaxed or as adventurous as you choose, offering a balanced lifestyle that's hard to find.

Built in 1974

Essential Information

MLS® #	A2124177
Price	\$375,000
Sold Price	\$360,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,230
Acres	10.00
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	674038 Range Road 195
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A 0E7

Amenities

Utilities	Natural Gas Paid, Electricity Connected, Electricity Paid For, Natural Gas Connected
Parking	Parking Pad, RV Access/Parking

Interior

Interior Features	Jetted Tub, No Smoking Home, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Lawn, Garden, Level, Pasture, Private
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	August 27th, 2024
Days on Market	124
Zoning	AU
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY 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.