

\$314,500 - 641069 Range Road 230.6, Rural Athabasca County

MLS® #A2147395

\$314,500

3 Bedroom, 2.00 Bathroom, 1,520 sqft
Residential on 14.95 Acres

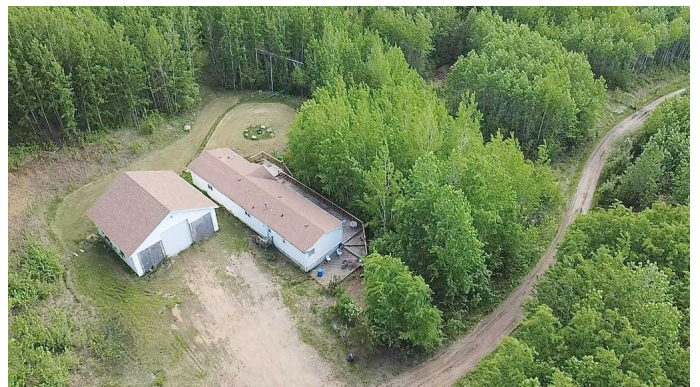
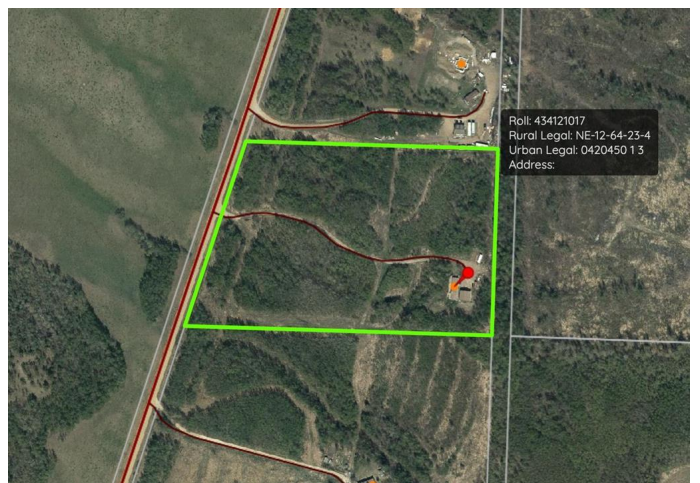
NONE, Rural Athabasca County, Alberta

If you desire privacy, this might just be the one for you. 14.95 acres nestled in the trees at the top of the Tawatinaw Valley near Meanook. Only 10-15 minutes from Athabasca. With a little tree trimming you could have a million dollar view across the valley. Scenic winding driveway all the way up to the secluded yard. Home was built in 2007 with 1520 sq ft, 3 bedrooms plus office. Ensuite off the primary bedroom has double glass doors into the 16 ft long space with double vanity, oversized walk-in shower and separate deep soaker tub. Kitchen cabinets were recently refinished, new flooring throughout, fresh gravel spread along the driveway. 35 ft x 32 ft heated shop with concrete floor and 14 ft door. 2 more large doors roughed in. Yard is completely surround with heavy bush with no neighbour in sight. Huge dog run fenced with page wire is around 7 acres. Would also be beneficial if you have small children and you want to ensure theyâ€™re safe from wildlife or wandering too far. Approximately 10 yard gravel pile will stay with the property. Septic is a tank with surface discharge.

Built in 2007

Essential Information

MLS® #	A2147395
Price	\$314,500



Sold Price	\$285,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	14.95
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Sold

Community Information

Address	641069 Range Road 230.6
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B5

Amenities

Parking	Gravel Driveway, Quad or More Detached
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Interior

Interior Features	French Door, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Dog Run Fenced In, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Block

Additional Information

Date Listed	July 7th, 2024
Date Sold	September 12th, 2024
Days on Market	66
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	3% REALTY PROGRESS
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