

\$199,500 - 625037 Range Road 240.2, Rural Athabasca County

MLS® #A2151185

\$199,500

2 Bedroom, 1.00 Bathroom, 782 sqft
Residential on 13.00 Acres

NONE, Rural Athabasca County, Alberta

Prepare to be blown away by this recreational retreat, it's been so well thought out to provide total enjoyment to its lucky new owners for years to come. Built in 2019, 782 finished sq ft with 2 bedrooms, bathroom and storage/utility room. Kitchen, dining and living room are open, allowing the magnificent wood burning stove to radiate throughout, with optional screen insert so you can watch the fire. Wrap-around deck is completely screened in to keep those pesky bugs from disturbing your relaxing evenings. Zero worries about future shifting due to an inadequate foundation with 27 steel screw piles for support. Perched at the top of the valley on 13 heavily trees acres, with a few clearings for your friends and family to park their rv's. And if that's not already enough, there's a small creek that trickles through the property for you to dip your feet in. How perfect! Services available include a 125 gal cistern for water, 100 lb propane tank, 750 gal septic holding tank, power source is a Honda 2000 generator. Electrical panel was installed to code and is ready to connect to power should you want to add it. 2 seacans included for secure storage. Most furnishings inside the cabin and items in the seacans are negotiable. If you've ever dreamed of having a place in the country to escape the daily stress, this could be the one for you.



Built in 2019

Essential Information

MLS® #	A2151185
Price	\$199,500
Sold Price	\$199,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	782
Acres	13.00
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Cottage/Cabin
Status	Sold

Community Information

Address	625037 Range Road 240.2
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0G 1Z0

Amenities

Parking	Off Street
Waterfront	Creek

Interior

Interior Features	Ceiling Fan(s)
Appliances	Gas Stove
Heating	Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Wood Burning Stove
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond, Rectangular Lot, Rolling Slope, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	July 19th, 2024
Date Sold	September 25th, 2024
Days on Market	68
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	3% REALTY PROGRESS
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