

\$159,500 - 652035 Range Road 223, Rural Athabasca County

MLS® #A2156169

\$159,500

3 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 0.91 Acres

NONE, Rural Athabasca County, Alberta

Located just outside of Colinton, and only 10 minutes from Athabasca, youâ€™ll find this gem of a property. Affordable living at itâ€™s finest, mobile sits on 0.91 acres, and borders 3.93 acres of municipal owned land with the Tawatinaw Creek flowing through for your enjoyment. You could literally walk out you front door and drop your kayak in the creek. 1216 sq ft mobile with 3 bedrooms and 2 bathrooms, vaulted ceiling, open layout. New flooring in living room (1 yr), hot water tank replaced 2021, furnace replaced 2019, shingles 2012. Yard has room for a large garden or additional buildings. Located on a quiet dead end road with only a few neighbours. Septic is tank and field, water source is a drilled well.

Built in 1993

Essential Information

MLS® #	A2156169
Price	\$159,500
Sold Price	\$146,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.91
Year Built	1993



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Sold

Community Information

Address	652035 Range Road 223
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B5

Amenities

Parking	Gravel Driveway, Off Street
Waterfront	Creek, River Front, Stream

Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Back Yard, Creek/River/Stream/Pond, Environmental Reserve, Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Block

Additional Information

Date Listed	August 8th, 2024
Date Sold	December 6th, 2024
Days on Market	120
Zoning	CR
HOA Fees	0.00

Listing Details

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