

\$469,900 - 46, 654036 Range Road 222, Rural Athabasca County

MLS® #A2157207

\$469,900

3 Bedroom, 2.00 Bathroom, 1,406 sqft
Residential on 0.99 Acres

NONE, Rural Athabasca County, Alberta

READY FOR IMMEDIATE POSSESSION. Be the first to have this luxurious BRAND NEW bungalow welcome you home. Dramatic charcoal exterior with stone accents, triple attached garage (finished and heated) with two 8.9 ft doors and one 9.9 ft door. Once inside, you™re embraced by a wide open living space with 12 ft vaulted ceiling and magnificent quartz waterfall island at the centre of it all. Walk-in pantry, water line in place for fridge hook-up. Main level has 3 large bedrooms, laundry/mud room off the garage, 4 piece main bathroom, and 3 piece ensuite with double vanity and enclosed state of the art steam shower (there's a manual for the shower!). All bathroom vanity mirrors have illuminated touch LED lighting and heated anti-fog option. Basement is mostly open with 2 bedrooms, large storage room and bathroom already roughed in. Customize to fit your personal interest for appliances, basement details or landscaping. Water source is town/municipal, natural gas heat, septic is a tank and field system. Unbelievable value for what this home has to offer.

Built in 2023

Essential Information

MLS® #	A2157207
Price	\$469,900



Sold Price	\$462,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,406
Acres	0.99
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	46, 654036 Range Road 222
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A5

Amenities

Parking	Concrete Driveway, Gravel Driveway, Triple Garage Attached
---------	--

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, Vaulted Ceiling(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Treed, Triangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2024
Date Sold	November 19th, 2024
Days on Market	99
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office 3% REALTY PROGRESS

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.