

\$768,000 - 654023 Range Road 222, Rural Athabasca County

MLS® #A2165007

\$768,000

6 Bedroom, 5.00 Bathroom, 1,657 sqft
Residential on 84.36 Acres

NONE, Rural Athabasca County, Alberta

Amazing opportunity to own this beautiful property in the Athabasca County. 84.36+/- acres of land located less than 10 minutes from the Town of Athabasca. 70 acres in hay, perimeter fenced with some cross fencing, approximately 10 acres treed. The manicured yard site is like something out of a magazine. Washed rock driveway, concrete apron on 3 sides of the home, flower beds and raised garden beds. Storage shed, open faced shed and a livestock waterer complete the yard. The raised bungalow shows stunning pride of ownership. Vaulted ceilings throughout the kitchen, living room and dining room. Well designed kitchen and large dining area that you will have no problem seating everyone for the big get together meals. The living room has a gas fireplace to relax and enjoy the view of the valley. 3 bedrooms upstairs, main 4 piece bathroom, en-suite has 2 sinks, shower stall and a soaker tub. 2 piece bathroom with laundry close to the garage entrance. The single car garage has a 14' high door, heat and is high enough to install a hoist! The basement is a perfect suite for the in-laws, or other family members that you want under the same roof. 3 bedrooms, 2 full bathrooms, laundry/storage room and an open concept kitchen and living room. Best part is there is also a walk out basement. This property offers everything you want in a rural Alberta home.



Built in 2015

Essential Information

MLS® #	A2165007
Price	\$768,000
Sold Price	\$740,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,657
Acres	84.36
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	654023 Range Road 222
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	10
Parking	Garage Door Opener, Gravel Driveway, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Garden
Lot Description	Lawn, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	September 12th, 2024
Date Sold	October 24th, 2024
Days on Market	42
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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