

\$534,800 - 655026 Range Road 224, Rural Athabasca County

MLS® #A2167116

\$534,800

4 Bedroom, 3.00 Bathroom, 1,629 sqft
Residential on 3.09 Acres

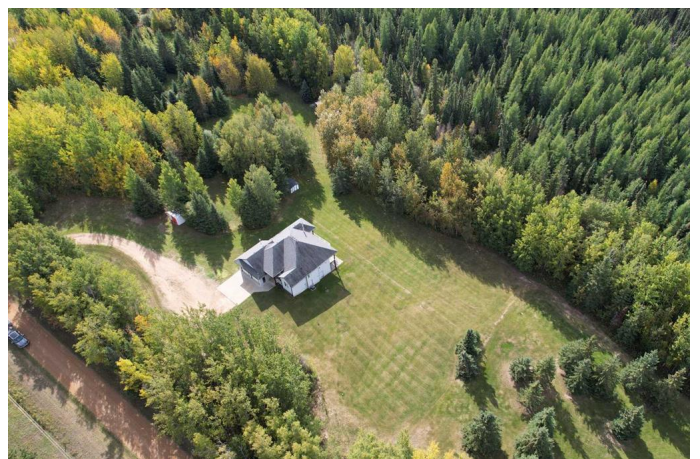
NONE, Rural Athabasca County, Alberta

IMMACULATE acreage - private, treed, an amazing lawn, and sitting on over 3 acres only 5 minutes from Athabasca. Custom built by the only owners, and beautifully maintained - this is the home you've been looking for. Open living with lots of sunlight, with great flow from the living room, the kitchen, the dining area, to the deck running the length of the home - fantastic for entertaining and day-to-day living. You'll love your morning coffee on the back deck outside your bedroom (of course with a walk-in closet and ensuite with a corner tub). The other upstairs bedroom even has a passthrough door to the other bathroom. Great storage throughout, including pantries and upstairs laundry. The huge family room on the lower level is ready for your media system - and even your pool table... A walkout basement means lots of sunlight, even in the bedrooms, and a second level of outdoor patio living and entertaining. Walk the property to a secluded clearing in the trees, just waiting for your evenings around the fire. Don't miss this one-of-a-kind property.

Built in 2007

Essential Information

MLS® #	A2167116
Price	\$534,800
Sold Price	\$526,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,629
Acres	3.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	655026 Range Road 224
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0G 0R0

Amenities

Parking	Double Garage Attached
---------	------------------------

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Freezer, Gas Range, Washer/Dryer
Heating	Boiler, In Floor, Forced Air, Natural Gas, Wood, Wood Stove
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Lawn, Gentle Sloping, No Neighbours Behind, Landscaped, Many Trees, Private
Roof	Asphalt

Construction	ICFs (Insulated Concrete Forms), Mixed, See Remarks
Foundation	ICF Block

Additional Information

Date Listed	September 18th, 2024
Date Sold	October 13th, 2024
Days on Market	24
Zoning	CR1
HOA Fees	0.00

Listing Details

Listing Office	3% REALTY PROGRESS
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.