

\$455,000

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232069,

Township

Road

642,

Rural

Athabasca County

MLS® #A2172903

\$455,000

3 Bedroom, 2.00 Bathroom, 1,520 sqft
Residential on 75.19 Acres

NONE, Rural Athabasca County, Alberta

Discover modern living on 75 acres just 15 minutes from town! This 1,520 sq. ft. mobile home offers 3 bedrooms, an office, and 2 bathrooms, including a master ensuite. The home features stylish upgrades throughout, including a charming farmhouse sink, and is completely move-in ready. Large windows in the living room allow in lots of natural light, and the electric fireplace creates a cozy ambiance for those evenings in.

The land is a perfect mix of trees and cleared land, offering privacy, outdoor space, and endless possibilities for future development or recreational activities. Whether you're seeking a peaceful retreat or a spacious family home with plenty of land, this property offers it all.

Built in 2020

Essential Information

MLS® #	A2172903
Price	\$455,000
Sold Price	\$429,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	75.19
Year Built	2020

An aerial photograph showing a vast, open landscape with a mix of green grass and bare trees. A small, light-colored building is visible in the middle ground, surrounded by a dirt path and some smaller structures.

A photograph of a modern, single-story mobile home with a dark blue or grey exterior and white trim around the windows and doors. It is situated in a grassy field with trees in the background.

Another photograph of the same mobile home, showing a different angle. It features a dark grey or blue exterior with white window frames and a white door. The home is set in a field with tall grass and trees in the background.

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

Community Information

Address	232069, Township Road 642
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0G 1T0

Amenities

Parking	Off Street
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Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Pantry
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	None
Lot Description	Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Piling(s)

Additional Information

Date Listed	October 19th, 2024
Date Sold	February 1st, 2025
Days on Market	105
Zoning	AG

HOA Fees 0.00

Listing Details

Listing Office ROYAL LEPAGE COUNTY REALTY

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