

\$349,900 - 641025 Range Road 213, Rural Athabasca County

MLS® #A2172943

\$349,900

1 Bedroom, 1.00 Bathroom, 763 sqft
Residential on 156.41 Acres

NONE, Rural Athabasca County, Alberta

Nestled on 160 acres of land, this charming 1-bedroom, 1-bathroom bungalow offers the ultimate retreat for those seeking peace and solitude. It is the perfect haven for a single person or couple looking to escape the hustle and bustle. The property features a large pond, serene pasture areas, and many trees, inviting you to embrace nature at its finest. Numerous outbuildings provide endless opportunities for a hobby farm, storage, or recreational use. Whether you're into farming, hiking, birdwatching, or simply unwinding, this property delivers abundant tranquility. Adjacent to Crownland it would also be a great recreational property. Located approximately 15 min from Athabasca or Boyle, you can enjoy either community's blend of outdoor adventures and urban amenities, from scenic river trails to local shops and services, making this an ideal place to get away.



Essential Information

MLS® #	A2172943
Price	\$349,900
Sold Price	\$340,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1

Square Footage	763
Acres	156.41
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	641025 Range Road 213
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A6

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Electric Oven, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, Separate/Exterior Entry, Partial

Exterior

Exterior Features	Garden, Private Yard, Fire Pit
Lot Description	Lawn, Farm, Fruit Trees/Shrub(s), Garden, Many Trees
Roof	Asphalt
Construction	Wood Frame, Log
Foundation	Poured Concrete, Other, See Remarks

Additional Information

Date Listed	October 14th, 2024
Date Sold	November 8th, 2024
Days on Market	24
Zoning	AU
HOA Fees	0.00

Listing Details

Listing Office ROYAL LEPAGE COUNTY REALTY

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