

\$309,000 - 99, 662066 Range Road 181, Rural Athabasca County

MLS® #A2190835

\$309,000

1 Bedroom, 1.00 Bathroom, 736 sqft
Residential on 0.47 Acres

Blue Heron Estate, Rural Athabasca County,
Alberta

This 2-bedroom, 1-bathroom home is move-in ready and fully furnished, offering the perfect year-round retreat. Located in Blue Heron Estates at North Buck Lake, this provides an ideal meeting place for families and friends. The property backs onto an environmental reserve, ensuring no rear neighbours and added privacy. The home features in-floor heating (with the heating system recently redone) and a cozy gas fireplace for ultimate comfort.

The well-established yard features plum trees, a flower garden, and a fire pit area with lights and a barâ€”perfect for entertaining. A double detached garage provides ample storage, while the covered overhang at the front allows for all-weather barbecuing.

Blue Heron Estates offers fantastic amenities, including a public boat launch, playground, and a community space for outdoor gatherings. Easy to maintain and ready to enjoyâ€”just move in and start making memories!

Built in 1999

Essential Information

MLS® # A2190835



Price	\$309,000
Sold Price	\$300,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	736
Acres	0.47
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Sold

Community Information

Address	99, 662066 Range Road 181
Subdivision	Blue Heron Estate
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A 0M0

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Ceiling Fan(s), Tankless Hot Water
Appliances	Refrigerator, Electric Oven, Microwave
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Barbecue, Fire Pit
Lot Description	Backs on to Park/Green Space, Back Yard, Fruit Trees/Shrub(s), No Neighbours Behind

Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 29th, 2025
Date Sold	March 27th, 2025
Days on Market	57
Zoning	CR1
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

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.