

# \$343,900 - 661034 Range Road 224, Rural Athabasca County

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MLS® #A2221270

**\$343,900**

4 Bedroom, 3.00 Bathroom, 1,620 sqft  
Residential on 2.98 Acres

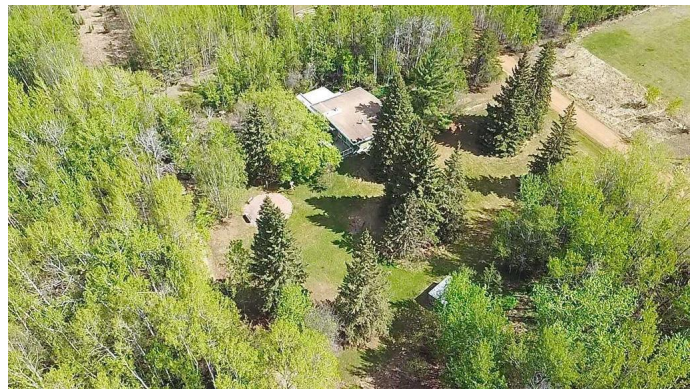
NONE, Rural Athabasca County, Alberta

This property is ready to go from amazing to spectacular! It already has all the features to impress. Open concept, vaulted ceiling spanning across the main living area with gorgeous wood beams. Brick fireplace is the focal point between the living room and dining. Nook just off the kitchen is currently being used as an office, but could be converted into the most amazing butler's pantry! just imagine! 3 bedrooms and 2 bathrooms on the main level. Basement is partially finished with another bedroom, bathroom, large family room and hobby room. Rooms are already framed and drywalled, just need finishing touches. Double attached and heated garage accessible from the main driveway, plus a second single attached garage attached to the east side of the house. Plenty of secured storage. Located only a few minutes south of Athabasca on 2.98 acres, at the end of a quiet dead end road with no through traffic. The yard is so beautiful and private, picture having your own personal haven to indulge in everyday. There's also a large fenced dog run to keep your fur babies safe.

Built in 1975

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2221270  |
| Price  | \$343,900 |



|                |                                  |
|----------------|----------------------------------|
| Sold Price     | \$315,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,620                            |
| Acres          | 2.98                             |
| Year Built     | 1975                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Sold                             |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 661034 Range Road 224  |
| Subdivision | NONE                   |
| City        | Rural Athabasca County |
| County      | Athabasca County       |
| Province    | Alberta                |
| Postal Code | T9S 2A3                |

### Amenities

|         |                        |
|---------|------------------------|
| Parking | Triple Garage Attached |
|---------|------------------------|

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Bookcases, Kitchen Island, Vaulted Ceiling(s) |
| Appliances        | Refrigerator, Washer/Dryer, Stove(s)                           |
| Heating           | Natural Gas, Baseboard, Boiler, Fireplace(s)                   |
| Cooling           | None                                                           |
| Fireplace         | Yes                                                            |
| # of Fireplaces   | 1                                                              |
| Fireplaces        | Living Room, Wood Burning                                      |
| Has Basement      | Yes                                                            |
| Basement          | Full, Partially Finished                                       |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit, Private Yard, Dog Run |
| Lot Description   | Landscaped, Dog Run Fenced In   |
| Roof              | Asphalt                         |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | May 14th, 2025  |
| Date Sold      | July 22nd, 2025 |
| Days on Market | 69              |
| Zoning         | CR              |
| HOA Fees       | 0.00            |

**Listing Details**

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

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