

\$449,000 - 1-655068 Range Road 224, Rural Athabasca County

MLS® #A2207279

\$449,000

5 Bedroom, 3.00 Bathroom, 1,460 sqft
Residential on 1.73 Acres

NONE, Rural Athabasca County, Alberta

Experience the advantages of rural living just a 5-minute drive from Athabasca. This charming home, set on 1.73 acres, offers 2,860 square feet of living space across a well-designed layout featuring 3+2 bedrooms and 3 bathrooms. The main floor boasts an open concept with a spacious kitchen and dining area complete with a large island, pantry, and stainless steel appliances, seamlessly flowing into a comfortable living room perfect for evening relaxation. The primary bedroom serves as a private retreat with a luxurious ensuite that features a deep soaking tub, a walk-in shower with body jets, dual sinks, and a walk-in closet outfitted with built-in organizers. Two additional bedrooms and a conveniently located laundry room round out the main floor. The fully finished basement further enhances the living space with two family rooms—one including a built-in lounging bed ideal for movie nights—two extra bedrooms, and a three-piece bathroom. The standout double attached garage, along with wood-lumber finished walls and ceilings, adds distinctive charm and character to this delightful home.

Built in 2008

Essential Information

MLS® # A2207279



Price	\$449,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,460
Acres	1.73
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	1-655068 Range Road 224
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A8

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Brush, Cul-De-Sac
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	March 31st, 2025
Days on Market	44
Zoning	CR

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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