

# \$879,000 - 640002 Range Road 230.6, Rural Athabasca County

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MLS® #A2248013

**\$879,000**

5 Bedroom, 3.00 Bathroom, 2,549 sqft  
Residential on 139.36 Acres

NONE, Rural Athabasca County, Alberta

Imagine waking up every day in this secluded, one-of-a-kind property, perched on the edge of the Tawatinaw Valley. It's like having your own personal sanctuary, completely isolated from the world around you. Home has a spacious, open layout with over 2500 sq ft, plus developed walkout basement. The main level offers everything you could want. Kitchen, dining and living room are wide open with vaulted ceiling, massive walk-in pantry has room for the entire family to forage, main floor laundry and second entrance with mud room. Double patio doors lead out from the kitchen to a covered deck. Just imagine spending your summer soaking in the most amazing views of the valley. Primary bedroom has a spacious ensuite with double vanity. Oversized shower and corner soaker tub are in place and ready for finishing touches. Original part of the home was built in 1996. 2008 addition and walk-out basement with 9 ft ceiling and in-floor heat, 2 more spacious bedrooms and bathroom, all new windows, metal roof and hardy board siding. 32 ft x 26 ft finished, heated garage with concrete floor and power. Multiple smaller outbuildings (to be confirmed), enclosed riding pen with observation deck. Property is fenced and ready for livestock, with automatic watering bowl and lights/power to the pasture. Approximately 32 acres open, remainder bush. Prime location for any outdoor enthusiast with



an abundance of pine trees and blueberries, close access to thousands of acres of crown land. Youâ€™ll even be able to look forward to the winter months, and the massive toboggan hill just off the driveway. Developed with a lane way and lights, so the fun doesnâ€™t need to end just because itâ€™s dark out. The only way to truly appreciate all this property has to offer is to see it in person.

Built in 1996

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2248013                         |
| Price          | \$879,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 2,549                            |
| Acres          | 139.36                           |
| Year Built     | 1996                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 640002 Range Road 230.6 |
| Subdivision | NONE                    |
| City        | Rural Athabasca County  |
| County      | Athabasca County        |
| Province    | Alberta                 |
| Postal Code | T0G 1T0                 |

**Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |
| Waterfront   | Creek, River Front     |

**Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas, Boiler                                           |
| Cooling           | Central Air                                                               |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Partial, Walk-Out                                               |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                 |
| Lot Description   | Views, Many Trees, Pasture, Private, Secluded, Wooded |
| Roof              | Metal                                                 |
| Construction      | Wood Frame                                            |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 50                |
| Zoning         | AG                |

## Listing Details

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

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