

\$548,000 - 640052 Range Road 233, Rural Athabasca County

MLS® #A2258353

\$548,000

3 Bedroom, 3.00 Bathroom, 1,341 sqft
Residential on 69.42 Acres

NONE, Rural Athabasca County, Alberta

Welcome to an incredible residential acreage south of Athabasca. 69 acres of mostly treed land offering space, peaceful surroundings, and direct access to acres of crown land. The home, originally built in the 1970s, featuring 3 spacious bedrooms, 3 bathrooms and main floor laundry! Offering a solid foundation for those looking to enjoy the vintage look or renovate this classic country residence. Inside, you'll find two stunning brick-faced fireplaces that add warmth and rustic charm to the main floor living room and spacious lower-level family room. Enjoy your time in the mature yard while appreciating the land having a nice mix of trees and some tilled acres. This is a rare opportunity to own a large parcel of land that is a nature lover's dream, or those looking to invest in a peaceful rural lifestyle. Located just 20 minutes south of the beautiful Town of Athabasca, you do not want to miss out on this property.

Built in 1976

Essential Information

MLS® #	A2258353
Price	\$548,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,341
Acres	69.42
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	640052 Range Road 233
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0G 1T0

Amenities

Parking Spaces	10
Parking	Double Garage Detached, Driveway
# of Garages	2

Interior

Interior Features	Central Vacuum, Wood Windows
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Brick Facing, Recreation Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Many Trees
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	48
Zoning	A

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.