

\$599,000 - 635013 Range Road 225, Athabasca

MLS® #A2265780

\$599,000

2 Bedroom, 1.00 Bathroom, 1,550 sqft

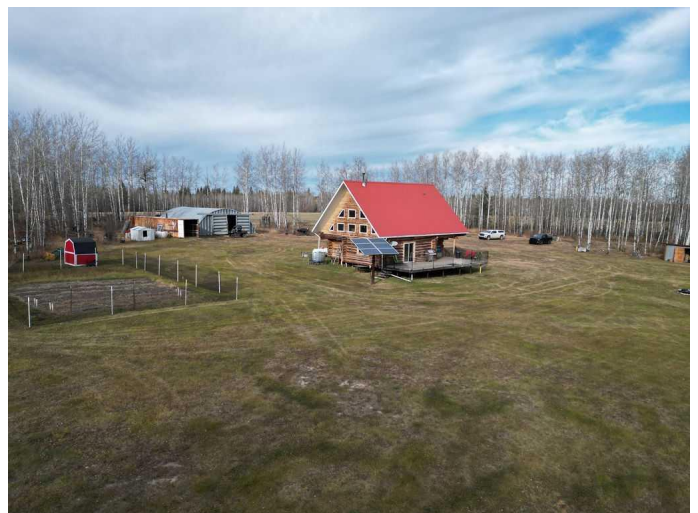
Residential on 160.00 Acres

NONE, Athabasca, Alberta

This is one of the most spectacular recreational properties you will ever find! A rare and extraordinary opportunity to own 160 acres of pure Alberta wilderness, completely surrounded by thousands of acres of untouched crown land - this is your private sanctuary. The stunning 1,550 sq ft log home is remarkable â€” warm, inviting, and built to impress. With 2 bedrooms, 1 bath, a grand living room with soaring vaulted tongue-and-groove ceilings, a cozy wood stove, spacious kitchen, and open dining area, it delivers that authentic lodge feel youâ€™ve been dreaming of. The land is an outdoor enthusiastâ€™s dream â€” a perfect mix of 30 acres of hay, forest, and a meandering creek flowing in from a nearby lake. Wildlife is everywhere: moose, deer, and waterfowl abound. Plenty of ATV trails right from your doorstep, explore miles of crown land, and experience the kind of peace and privacy few ever will. You have plenty of storage with a 40â€™x50â€™ quonset and sea can for all your toys, a 1,200-gallon cistern, septic with pump-out system, propane for fuel, and a reliable solar power setup. The wood stove keeps things cozy, and a propane line is already in place if you want to add a furnace. A true once-in-a-lifetime property â€” remote, remarkable, and absolutely unforgettable.

Built in 2007

Essential Information



MLS® #	A2265780
Price	\$599,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,550
Acres	160.00
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	635013 Range Road 225
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T0G1T0

Amenities

Parking Spaces	4
Parking	None

Interior

Interior Features	High Ceilings, Vaulted Ceiling(s), Vinyl Windows
Appliances	Refrigerator, Stove(s)
Heating	Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Front Yard, Garden, Lawn, Private, Treed, Wooded
Roof	Metal

Construction	Log
Foundation	Piling(s)

Additional Information

Date Listed	October 20th, 2025
Days on Market	13
Zoning	Agricultural

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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