

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

MLS® #A2248013

\$879,000

5 Bedroom, 3.00 Bathroom, 2,549 sqft
Single Family on 139.36 Acres

N/A, 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. (id:6289)

Built in 1996

Essential Information

Listing #	A2248013
Price	\$879,000
Bedrooms	5
Bathrooms	3.00
Square Footage	2,549
Acres	139.36
Year Built	1996
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	640002 Range Road 230.6
Subdivision	N/A
City	Rural Athabasca County
Province	Alberta
Postal Code	T0G1T0

Amenities

Parking	Detached Garage
# of Garages	2
View	View
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
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Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office 3% REALTY PROGRESS



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Listing information last updated on October 21st, 2025 at 6:01am PDT