

\$499,999 - 222082 Township Road 682, Rural Athabasca County

MLS® #A2249904

\$499,999

4 Bedroom, 2.00 Bathroom, 1,224 sqft
Single Family on 4.70 Acres

N/A, Rural Athabasca County, Alberta

Beautifully maintained home with finished walk-out basement on 4.7 acres. Renovated throughout, the kitchen has custom soft close cabinets, granite counters and modern light fixtures. Open kitchen, dining and living room, the luxury vinyl plank floors are another upgrade with comfort in mind. 3 bedrooms and full bathroom on the main level, plus one more bedroom, bathroom and family room in the basement. 2 walls of large custom cabinets for extra storage, because you can never have enough storage. All furnishings are included, making this ideal for a new home buyer or relocation from another area. Low maintenance exterior with metal roof and cement board siding. House is hard wired with outdoor LED colour changing lights. Furnace and hot water on demand replaced 2019. Garage is 26 ft x 24 ft with power and poured concrete floor. Large fenced area off the back of the house has raised flower beds. Great space to grow an amazing garden protected from animals, or use it as a dog run. Clearing along the west side of the yard overlooks a small creek, would make a scenic spot for a fire pit. Want access to more land? No problem! Quad right from your yard to thousands of acres of crown land. 2 wells on property, one isn't connected to the house, was used in the past to water animals. Main level bathroom is wired for a future bidet or heated toilet seat. (id:6289)



Built in 1984

Essential Information

Listing #	A2249904
Price	\$499,999
Bedrooms	4
Bathrooms	2.00
Square Footage	1,224
Acres	4.70
Year Built	1984
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	222082 Township Road 682
Subdivision	N/A
City	Rural Athabasca County
Province	Alberta
Postal Code	T9S2B8

Amenities

Parking	Detached Garage, Gravel
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, See remarks, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

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



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 12:01pm PDT