

\$558,000 - 640052 Range Road 233, Rural Athabasca County

MLS® #A2258353

\$558,000

3 Bedroom, 3.00 Bathroom, 1,341 sqft
Single Family on 69.42 Acres

N/A, 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. (id:6289)

Built in 1976

Essential Information

Listing #	A2258353
Price	\$558,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1



Square Footage	1,341
Acres	69.42
Year Built	1976
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	640052 Range Road 233
Subdivision	N/A
City	Rural Athabasca County
Province	Alberta
Postal Code	T0G1T0

Amenities

Features	Other, Wood windows
Parking Spaces	10
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Stove, Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Wood siding
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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Listing information last updated on October 21st, 2025 at 8:16am PDT