

\$459,000 - 650079 Range Road 233, Rural Athabasca County

MLS® #A2263266

\$459,000

5 Bedroom, 2.00 Bathroom, 1,918 sqft
Single Family on 20.44 Acres

N/A, Rural Athabasca County, Alberta

If a home could ever flaunt it's country charm, this is what it would look like.

Demonstrating quality workmanship, and built to withstand the tests of time. Offering almost 2000 sq ft of finished living space, plus just under 1800 sq ft of unfinished living space ready to be customized to fit your needs.

Kitchen has plenty of counter space to accommodate meal prep for a large family. Both the kitchen and living room overlook the back yard and creek, with access to the attached sunroom and massive deck (on concrete piles). Main level has 2 bedrooms and bathroom, plus 2 more bedrooms and bathroom upstairs. Upstairs bathroom has a solid one-piece tub surround, so the you don't need to worry about water damage when the kids start to splash. One bedroom on the main level has been converted into laundry for main floor access, but the hook-ups are still available to move them back to the basement. Walk-out basement is mostly unfinished for flexible use, with one bedroom and cold storage. Unfinished space above the garage could make an excellent lounge or rumpus room, accessible from both the garage and upstairs bedroom. Some upgraded windows, new sewer pump in 2025, and new asphalt shingles June 2025. Just imagine how much fun the kids would have tobogganing down the back yard in the winter, they could literally launch right from the deck. Great location,



mostly pavement with just enough gravel to get you away from the noise of the highway, and close enough to crown land to quad from home. (id:6289)

Built in 1974

Essential Information

Listing #	A2263266
Price	\$459,000
Bedrooms	5
Bathrooms	2.00
Square Footage	1,918
Acres	20.44
Year Built	1974
Type	Single Family
Sub-Type	Freehold

Community Information

Address	650079 Range Road 233
Subdivision	N/A
City	Rural Athabasca County
Province	Alberta
Postal Code	T9S2B4

Amenities

Features	See remarks
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office 3% REALTY PROGRESS



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