

# \$449,000 - 224018 Township Road 672, Rural Athabasca County

MLS® #A2165442

**\$449,000**

5 Bedroom, 3.00 Bathroom, 1,482 sqft  
Residential on 13.59 Acres

NONE, Rural Athabasca County, Alberta

Located just 10 minutes from Athabasca, this spacious bi-level home offers over 1,400 square feet of living space—perfect for a growing family. With 5 generously sized bedrooms and 3 bathrooms, there’s plenty of room for everyone to spread out and enjoy. The oversized double attached garage provides ample storage for vehicles and recreational gear, with convenient access through the large mudroom on the basement level—ideal for those cold winter days when extra layers are a must. The heart of the home is the large, open kitchen, perfect for preparing meals and gathering with loved ones. While the home exudes classic charm, it offers the potential for modern updates to make it uniquely yours. Set on 13 acres, the property features a private yard with mature trees, storage sheds, a garden spot, and a firepit for outdoor gatherings. Whether you’re hosting family reunions with RV parking or enjoying the northern lights, there’s room for it all. Outdoor enthusiasts will appreciate the property’s proximity to Athabasca County’s recreational opportunities and natural beauty, right at your doorstep.

Built in 1980

## Essential Information



MLS® #	A2165442
Price	\$449,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,482
Acres	13.59
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	224018 Township Road 672
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A4

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Available, Water Connected
Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Kitchen Island
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Range Hood, Stove(s), Washer
Heating	In Floor, Baseboard, Boiler, Hot Water
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard
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Lot Description	Front Yard, Landscaped, Private, Treed
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete, Wood

### **Additional Information**

Date Listed	September 13th, 2024
Days on Market	180
Zoning	AU

### **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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