

\$425,000 - 654062 Rr 242, Rural Athabasca County

MLS® #A2208057

\$425,000

3 Bedroom, 3.00 Bathroom, 1,648 sqft

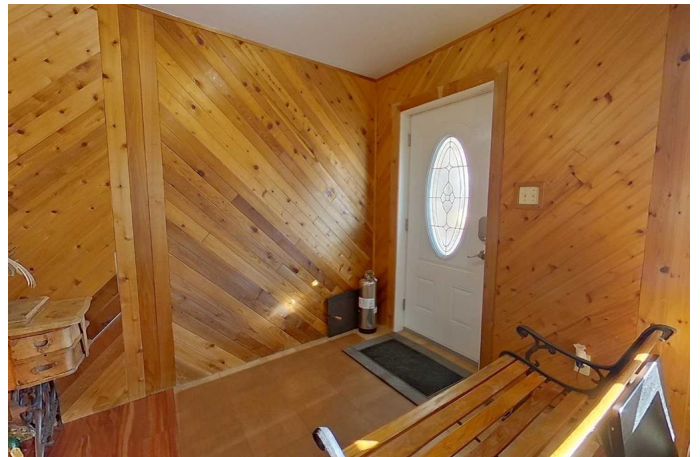
Residential on 159.00 Acres

NONE, Rural Athabasca County, Alberta

If you cherish privacy, wildlife, and the great outdoors, this stunning quarter section southwest of Athabasca is the perfect escape. Nestled among lush, mature trees, this property features a picturesque natural pond that holds water year-round, creating a serene and inviting landscape. Step inside the warm and welcoming home, where cedar feature walls greet you in the entrance. The spacious living room is a cozy retreat with a floor-to-ceiling slate stone wood-burning fireplace—perfect for those chilly evenings. The well-appointed kitchen has been recently updated with stylish new tile backsplash and countertops, offering ample cabinetry and storage. Open to the dining area, it provides plenty of space for family gatherings and entertaining. The primary bedroom boasts three large closets and plenty of space for furnishings, along with a newly renovated 3-piece ensuite featuring a walk-in shower. Two additional bedrooms, a beautifully updated 4-piece bathroom, main floor laundry, and a versatile office/pantry (which could be used as an extra bedroom) complete the main level.

The partially finished basement includes a bedroom and a cold room, with the remainder open and ready for your vision. Enjoy the beauty of the outdoors from the expansive wrap-around deck on three sides of the home, offering the perfect spot to relax at any time of day.

If you've been dreaming of keeping



animals, a small pen and open-face shed are already in place. The fully treed land, complete with scenic trails, provides endless opportunities for recreation, exploration, and enjoying nature at its finest.

Built in 1983

Essential Information

MLS® #	A2208057
Price	\$425,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,648
Acres	159.00
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	654062 Rr 242
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S2B7

Amenities

Parking	Parking Pad
Waterfront	Lake

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 15th, 2025
Days on Market	1
Zoning	Ag

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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