

\$430,000 - 652023 Range Road 223.5, Rural Athabasca County

MLS® #A2193914

\$430,000

5 Bedroom, 2.00 Bathroom, 1,276 sqft
Residential on 6.08 Acres

NONE, Rural Athabasca County, Alberta

Welcome to your new home! This 5 bedroom home is move in ready, just unpack your bags and settle in. As soon as you walk through the door you will appreciate the numerous renovations this home has seen. The living room features a wood burning fire place and numerous windows allowing for lots of light to shine in. The kitchen is designed to entertain, lots of cupboard space and so much room to host large family dinners. The kitchen has a door onto the deck with a great view of the beautiful yard. The master bedroom, 2 additional bedrooms, main floor laundry and a bathroom complete the main floor. The basement is fully finished with a family room 2 bedrooms and a bathroom complete with a sauna. Newer windows, new kitchen, new flooring and a tin roof are some of the upgrades that have been done. This is the perfect place to raise a family, sitting on 6 private acres at the end of a cul de sac only 15 mins south of Athabasca. The yard is beautifully landscaped with numerous fruit trees. Fire pit area for entertaining and a play centre for the kids is a perfect spot to spend an evening. 16 x 18 deck overlooks the yard. There is a fenced pasture in behind to raise a few animals and also has a watering bowl and barn. A 26 x24 garage and numerous sheds allows for plenty of storage space. This property only has 1 mile of gravel, the rest is pavement right to your driveway. This is



property checks all the boxes. It is a must see!

Built in 1987

Essential Information

MLS® #	A2193914
Price	\$430,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,276
Acres	6.08
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	652023 Range Road 223.5
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B6

Amenities

Parking	Gravel Driveway, Garage Faces Front, Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Storage, Sauna
Appliances	Dishwasher, Electric Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Fire Pit, Storage
Lot Description	Landscaped, Pasture, Cul-De-Sac, Fruit Trees/Shrub(s), Many Trees
Roof	Metal
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	February 11th, 2025
Days on Market	45
Zoning	CR1

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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