

# \$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	Bungalow, Acreage with Residence
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	Single Garage Detached, Garage Faces Front, Gravel Driveway
# of Garages	1

### **Interior**

Interior Features	Open Floorplan, Storage, Ceiling Fan(s), 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	Cul-De-Sac, Landscaped, Fruit Trees/Shrub(s), Many Trees, Pasture
Roof	Metal
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	February 11th, 2025
Days on Market	70
Zoning	CR1

### **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.