

\$449,000 - 222082 Township Road 654, Rural Athabasca County

MLS® #A2214337

\$449,000

3 Bedroom, 2.00 Bathroom, 1,696 sqft
Residential on 10.48 Acres

NONE, Rural Athabasca County, Alberta

Beautiful, well kept acreage with serene views of the Tawatinaw Valley. Located just 10 minutes south of Athabasca on a dead end road you have 10.48 private acres, a 3 bedroom, 2 bathroom well finished home with attached heated garage. The home is low maintenance, 1 level with in floor heat, huge master bedroom with 4 piece ensuite and walk in closet, 2 generous sized spare bedrooms and open concept living split between the kitchen dining & living room - all with amazing views of the valley that will take your breath away! Hot water on demand, water softener, reverse osmosis system, triple pane windows are just a few extras with this home and an attached garage that is 32'x24' with mechanical room and storage room, the parking area is 24'x24', heated with in floor heat. The yard is private, partially cleared, fenced, plenty of room for kids to play in the backyard with room for horses. The Trans Canada Trail is just west of this property with easy access to it. You will fall in love with this property and is move in ready.

Built in 2012

Essential Information

| | |
|----------|-----------|
| MLS® # | A2214337 |
| Price | \$449,000 |
| Bedrooms | 3 |



| | |
|----------------|----------------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,696 |
| Acres | 10.48 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 222082 Township Road 654 |
| Subdivision | NONE |
| City | Rural Athabasca County |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T0G0R0 |

Amenities

| | |
|--------------|------------------------|
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | No Smoking Home, Tankless Hot Water, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer |
| Heating | In Floor, Propane |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Private Yard |
| Lot Description | Level, Secluded |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Slab |

Additional Information

| | |
|-------------|------------------|
| Date Listed | April 24th, 2025 |
|-------------|------------------|

Days on Market 2
Zoning Country Residential

Listing Details

Listing Office ROYAL LEPAGE COUNTY REALTY

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