



640052 Range Road 233 Rural Athabasca County Alberta

\$548,000

Welcome to an incredible residential acreage south of Athabasca. 69 acres of mostly treed land offering space, peaceful surroundings, and direct access to acres of crown land. The home, originally built in the 1970s, featuring 3 spacious bedrooms, 3 bathrooms and main floor laundry! Offering a solid foundation for those looking to enjoy the vintage look or renovate this classic country residence. Inside, you'll find two stunning brick-faced fireplaces that add warmth and rustic charm to the main floor living room and spacious lower-level family room. Enjoy your time in the mature yard while appreciating the land having a nice mix of trees and some tilled acres. This is a rare opportunity to own a large parcel of land that is a nature lover's dream, or those looking to invest in a peaceful rural lifestyle. Located just 20 minutes south of the beautiful Town of Athabasca, you do not want to miss out on this property. (id:6769)

3pc Bathroom 4.67 Ft x 9.67 Ft

Bonus Room 9.33 Ft x 9.67 Ft

Recreational, Games room 18.92 Ft x 33.58 Ft

Recreational, Games room 10.83 Ft x 25.75 Ft

Storage 9.17 Ft x 12.25 Ft

Storage 5.08 Ft x 7.92 Ft

Furnace 4.08 Ft x 5.67 Ft

Kitchen 10.58 Ft x 11.08 Ft

Dining room 10.50 Ft x 10.83 Ft

Living room 12.08 Ft x 19.50 Ft

Primary Bedroom 11.08 Ft x 12.00 Ft

2pc Bathroom 7.17 Ft x 3.00 Ft

Bedroom 11.17 Ft x 8.83 Ft

Bedroom 11.08 Ft x 11.42 Ft

4pc Bathroom 8.00 Ft x 7.92 Ft

Laundry room 8.67 Ft x 8.25 Ft

Listing Presented By:



Originally Listed by:
ROYAL LEPAGE COUNTY REALTY

RE/MAX ELITE

RE/MAX Elite

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