

# \$514,900 - 644081 Range Road 235, Rural Athabasca County

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MLS® #A2199620

**\$514,900**

5 Bedroom, 3.00 Bathroom, 1,855 sqft  
Residential on 5.51 Acres

NONE, Rural Athabasca County, Alberta

Only 15 minutes south of Athabasca, 5.51 acres completely isolated from the road and neighbours. Built in 2007 with over 1800 sq ft per level, wide open main level with vaulted ceiling offers the perfect setting for entertaining. Primary bedroom is a tranquil escape with double vanity, corner soaker tub and separate oversized shower in the private ensuite. 2 more bedrooms and office on the main level, plus laundry conveniently close to the bedrooms (how smart). Basement is completely finished with the ultimate family/entertainment room with bar, 2 large bedrooms, bonus den and bathroom with oversized shower. Whether youâ€™re a sun or shade person, youâ€™ll find it on one of the two decks with hot tub. As if all this wasnâ€™t already enough, location provides close access to 1000â€™s of acres of crown land and lakes. Water source is a well, septic is tank and field system, natural gas. A well cared for, quality home like this doesnâ€™t come up often in this area.



Built in 2007

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2199620  |
| Price     | \$514,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |

|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 3                                |
| Square Footage | 1,855                            |
| Acres          | 5.51                             |
| Year Built     | 2007                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 644081 Range Road 235  |
| Subdivision | NONE                   |
| City        | Rural Athabasca County |
| County      | Athabasca County       |
| Province    | Alberta                |
| Postal Code | T9S 2A9                |

### **Amenities**

|         |                             |
|---------|-----------------------------|
| Parking | Gravel Driveway, Off Street |
|---------|-----------------------------|

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bar, Kitchen Island, Vaulted Ceiling(s)                              |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Living Room, Insert, Wood Burning                                    |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Garden, Landscaped, Level, Rectangular Lot, Many Trees |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 46              |
| Zoning         | AG              |

## **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | 3% REALTY PROGRESS |
|----------------|--------------------|

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