

# \$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
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### **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	45
Zoning	AG

### **Listing Details**

Listing Office	3% REALTY PROGRESS
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