

# \$394,900 - 652071 Rr172, Rural Athabasca County

MLS® #A2198669

## \$394,900

3 Bedroom, 2.00 Bathroom, 1,795 sqft  
Residential on 4.05 Acres

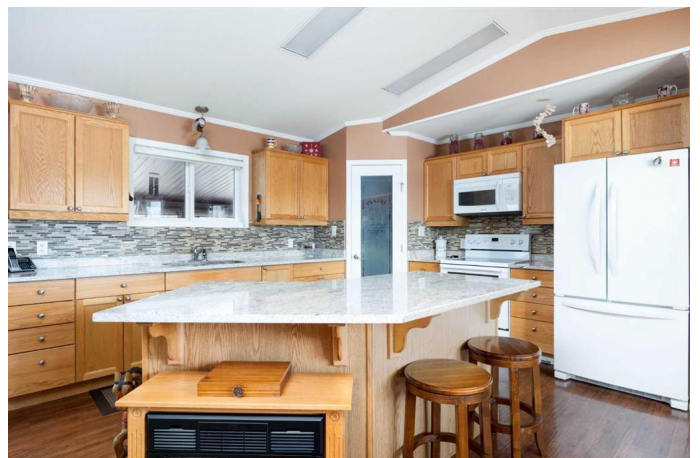
NONE, Rural Athabasca County, Alberta

WELCOME TO 4.05 ACRES featuring a 4 season home with 3 large bedrooms, 2 bathrooms, gorgeous kitchen with granite countertops, corner pantry, separate eating area, spacious living room high ceilings. Primary bedroom features a walk in closet , its own ensuite with soaker tub, main floor laundry, flex room with wood stove. This property has so many extra including 3000 watt generator hard wired in for your never without power. 2- Garages - 23x23 plus a 11x15 storage attached, 3- 10X16 , 10X12, 8X10 SHEDS- STEEL SIDED/ CALF SHELTR 3 X 7X16, ALL ROOFS ARE METAL \*3000GAL CISTERN PLUS DRILLED WELL, 1000 GAL SEPTIC PLUS FIELD. CENTRAL AIR. \*\*\* First right of refusal is offered to the buyer of this property to buy the joining 15.62 Acre LOT MLS #A2201715\*

Built in 2007

## Essential Information

MLS® #	A2198669
Price	\$394,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,795
Acres	4.05
Year Built	2007



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	652071 Rr172
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A 0M0

### **Amenities**

Parking Spaces	8
Parking	Double Garage Detached, Driveway, Gravel Driveway, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Propane
Basement	None

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Cleared, Interior Lot, Landscaped, Pasture
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	March 11th, 2025
-------------	------------------

Days on Market 2  
Zoning RES

### **Listing Details**

Listing Office RE/MAX Connect

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.