

\$425,000 - 654062 Range Road 242, Rural Athabasca County

MLS® #A2208057

\$425,000

3 Bedroom, 3.00 Bathroom, 1,648 sqft
Residential on 159.00 Acres

NONE, Rural Athabasca County, Alberta

If you cherish privacy, wildlife, and the great outdoors, this stunning quarter section southwest of Athabasca is the perfect escape. Nestled among lush, mature trees, this property features a picturesque natural pond that holds water year-round, creating a serene and inviting landscape. Step inside the warm and welcoming home, where cedar feature walls greet you in the entrance. The spacious living room is a cozy retreat with a floor-to-ceiling slate stone wood-burning fireplace—perfect for those chilly evenings. The well-appointed kitchen has been recently updated with stylish new tile backsplash and countertops, offering ample cabinetry and storage. Open to the dining area, it provides plenty of space for family gatherings and entertaining. The primary bedroom boasts three large closets and plenty of space for furnishings, along with a newly renovated 3-piece ensuite featuring a walk-in shower. Two additional bedrooms, a beautifully updated 4-piece bathroom, main floor laundry, and a versatile office/pantry (which could be used as an extra bedroom) complete the main level.

The partially finished basement includes a bedroom and a cold room, with the remainder open and ready for your vision. Enjoy the beauty of the outdoors from the expansive wrap-around deck on three sides of the home, offering the perfect spot to relax at any time of



day.

If you've been dreaming of keeping animals, a small pen and open-face shed are already in place. The fully treed land, complete with scenic trails, provides endless opportunities for recreation, exploration, and enjoying nature at its finest.

Built in 1983

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2208057 |
| Price | \$425,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,648 |
| Acres | 159.00 |
| Year Built | 1983 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 654062 Range Road 242 |
| Subdivision | NONE |
| City | Rural Athabasca County |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T9S2B7 |

Amenities

| | |
|------------|-------------|
| Parking | Parking Pad |
| Waterfront | Lake |

Interior

| | |
|-------------------|----------------|
| Interior Features | Open Floorplan |
|-------------------|----------------|

| | |
|-----------------|---|
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | None |
| Lot Description | Many Trees |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 15th, 2025 |
| Days on Market | 9 |
| Zoning | Ag |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE COUNTY REALTY |
|----------------|----------------------------|

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