

# \$449,000 - 1-655068 Range Road 224, Rural Athabasca County

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MLS® #A2207279

**\$449,000**

5 Bedroom, 3.00 Bathroom, 1,460 sqft  
Residential on 1.73 Acres

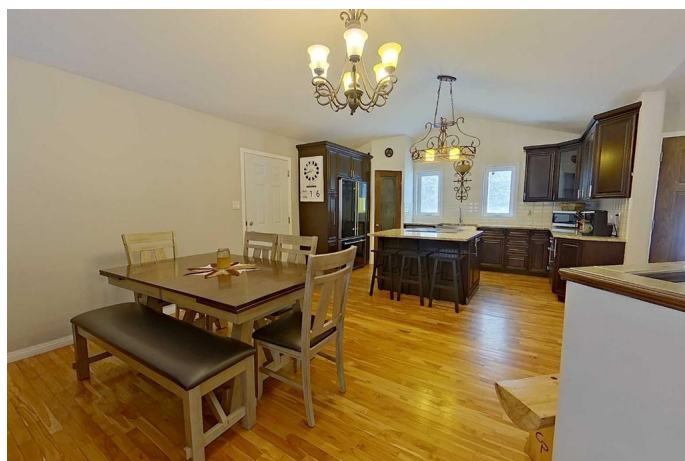
NONE, Rural Athabasca County, Alberta

Experience the advantages of rural living just a 5-minute drive from Athabasca. This charming home, set on 1.73 acres, offers 2,860 square feet of living space across a well-designed layout featuring 3+2 bedrooms and 3 bathrooms. The main floor boasts an open concept with a spacious kitchen and dining area complete with a large island, pantry, and stainless steel appliances, seamlessly flowing into a comfortable living room perfect for evening relaxation. The primary bedroom serves as a private retreat with a luxurious ensuite that features a deep soaking tub, a walk-in shower with body jets, dual sinks, and a walk-in closet outfitted with built-in organizers. Two additional bedrooms and a conveniently located laundry room round out the main floor. The fully finished basement further enhances the living space with two family rooms—one including a built-in lounging bed ideal for movie nights—two extra bedrooms, and a three-piece bathroom. The standout double attached garage, along with wood-lumber finished walls and ceilings, adds distinctive charm and character to this delightful home.

Built in 2008

## Essential Information

MLS® #                      A2207279



|                |                                  |
|----------------|----------------------------------|
| Price          | \$449,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,460                            |
| Acres          | 1.73                             |
| Year Built     | 2008                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1-655068 Range Road 224 |
| Subdivision | NONE                    |
| City        | Rural Athabasca County  |
| County      | Athabasca County        |
| Province    | Alberta                 |
| Postal Code | T9S 2A8                 |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan                                 |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Range |
| Heating           | Forced Air                                     |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric                                       |
| Has Basement      | Yes  |
| Basement          | Finished, Full                                 |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Private Yard      |
| Lot Description   | Brush, Cul-De-Sac |
| Roof              | Asphalt Shingle   |

|              |            |
|--------------|------------|
| Construction | Wood Frame |
| Foundation   | ICF Block  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 31               |
| Zoning         | CR               |

**Listing Details**

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

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