

# \$389,900 - 214032, Highway 663, Rural Athabasca County

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MLS® #A2224809

**\$389,900**

3 Bedroom, 2.00 Bathroom, 1,505 sqft  
Residential on 8.00 Acres

NONE, Rural Athabasca County, Alberta

For years, this property has turned heads. Tucked just off the pavement on 8 beautifully maintained acres, it's one of those places locals have quietly admired. Now, shielded by mature trees that have grown around it, the home is almost hidden. A private retreat that blends timeless craftsmanship with quiet charm. Custom-built by its original (and still current) owners, this log home offers a warm, lodge-style atmosphere with vaulted ceilings, exposed beams, and floor-to-ceiling windows that frame the forest beyond. The main floor features a bedroom and full bath, while the open loft and finished basement each offer their own potential for a primary suite, home office, or creative space, depending on how you live. The kitchen is open and functional, perfect for intimate dinners or gatherings with friends, and the wraparound deck provides the perfect perch to enjoy peaceful mornings or starry nights. Outside, you'll find a double detached garage, outbuildings for storage, and wide green spaces ideal for gardening, hosting, or simply soaking in the solitude. Located between Athabasca and Boyle, this property offers an easy commute in either direction, all while being tucked away from the world. It closely borders Canoe Lake, a quiet and scenic body of water that adds to the landscape without the buzz of a busy lake scene. It's more about serenity than sport, and that fits the energy of this place perfectly.



Whether you're dreaming of a full-time residence or a weekend getaway, this is a rare opportunity to own a home that's not only uniquely crafted, but genuinely admired.

Built in 1993

### Essential Information

MLS® #	A2224809
Price	\$389,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,505
Acres	8.00
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	214032, Highway 663
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0G0R0

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Bookcases, Ceiling Fan(s), Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Master Downstairs
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Lake, Landscaped, Many Trees, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Log
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	14
Zoning	CR

## Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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