

\$419,500 - 69, 652051 Range Road 224, Rural Athabasca County

MLS® #A2246436

\$419,500

5 Bedroom, 3.00 Bathroom, 1,321 sqft
Residential on 2.84 Acres

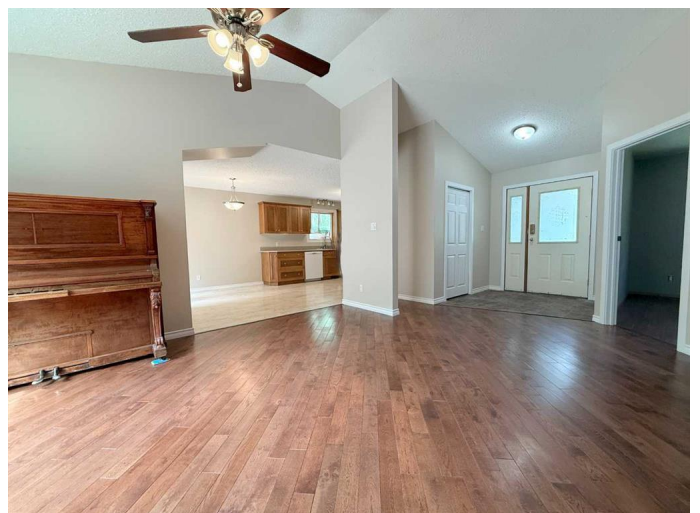
Century Estates_CATH, Rural Athabasca County, Alberta

This stunning home has everything you need. Open concept main living space with vaulted ceiling and view of the private back yard. Kitchen was completely renovated 7 years ago with walk-in pantry. Primary bedroom, ensuite and laundry are all on the main level, ideal for someone looking to retire in the country. Plus another bedroom, bathroom and office (that could also be used as a bedroom). Basement is completely developed with a huge family room with wood burning stove, 2 more larger bedrooms and bathroom. All with nice large windows that hardly make it feel like a basement. 7 years ago this home was completely renovated including roof, siding, kitchen cabinets, doors, trim, bathrooms and air conditioner. Furnace replaced 2024. All new water lines replaced July 2025. Infrared heater in garage, not hooked up. The yard is completely surrounded with mature trees and very private, with a large open space in the back.

Built in 1992

Essential Information

MLS® #	A2246436
Price	\$419,500
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,321
Acres	2.84
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	69, 652051 Range Road 224
Subdivision	Century Estates_CATH
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B9

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 6th, 2025
Days on Market	1
Zoning	CR

Listing Details

Listing Office	3% REALTY PROGRESS
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