

# \$399,000 - 220 Lakeshore Drive, Athabasca

MLS® #A2258138

**\$399,000**

2 Bedroom, 2.00 Bathroom, 841 sqft

Residential on 0.23 Acres

NONE, Athabasca, Alberta

Come Find Your Haven in Island Lake

Located in the sought-after Island Lake community, this walkout bungalow combines comfort, space, and stunning views. Perched on a desirable back lot, it offers scenery that rivals even some lakefront properties.

The main floor, fully renovated in 2020, is move-in ready with modern finishes and no updates required. Downstairs, the walkout basement is designed for lake life convenience—perfect for kicking off sandy shoes or storing water sports gear before enjoying a refreshing shower or bath. From there, head upstairs to unwind by the cozy wood-burning stove.

Whether you're seeking a year-round cabin, a family weekend retreat, or a peaceful escape from the everyday, this property delivers the best of lake living in every season.

Built in 1976

## Essential Information

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Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	841
Acres	0.23
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	220 Lakeshore Drive
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1S2

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Vinyl Windows
Appliances	Dryer, Electric Range, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Playground
Lot Description	Gentle Sloping, Lake, Rectangular Lot

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 18th, 2025
Zoning	CR1

### **Listing Details**

Listing Office	RE/MAX EXCELLENCE
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