

# \$548,000 - 640052 Range Road 233, Rural Athabasca County

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MLS® #A2258353

**\$548,000**

3 Bedroom, 3.00 Bathroom, 1,341 sqft  
Residential on 69.42 Acres

NONE, Rural Athabasca County, Alberta

Welcome to an incredible residential acreage south of Athabasca. 69 acres of mostly treed land offering space, peaceful surroundings, and direct access to acres of crown land. The home, originally built in the 1970s, featuring 3 spacious bedrooms, 3 bathrooms and main floor laundry! Offering a solid foundation for those looking to enjoy the vintage look or renovate this classic country residence. Inside, you'll find two stunning brick-faced fireplaces that add warmth and rustic charm to the main floor living room and spacious lower-level family room. Enjoy your time in the mature yard while appreciating the land having a nice mix of trees and some tilled acres. This is a rare opportunity to own a large parcel of land that is a nature lover's dream, or those looking to invest in a peaceful rural lifestyle. Located just 20 minutes south of the beautiful Town of Athabasca, you do not want to miss out on this property.

Built in 1976

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2258353  |
| Price      | \$548,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                                  |
|----------------|----------------------------------|
| Half Baths     | 1                                |
| Square Footage | 1,341                            |
| Acres          | 69.42                            |
| Year Built     | 1976                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 640052 Range Road 233  |
| Subdivision | NONE                   |
| City        | Rural Athabasca County |
| County      | Athabasca County       |
| Province    | Alberta                |
| Postal Code | T0G 1T0                |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 10                               |
| Parking        | Double Garage Detached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Central Vacuum, Wood Windows                             |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer                    |
| Heating           | High Efficiency, Forced Air, Natural Gas                 |
| Cooling           | None                                                     |
| Fireplace         | Yes                                                      |
| # of Fireplaces   | 2                                                        |
| Fireplaces        | Living Room, Wood Burning, Brick Facing, Recreation Room |
| Has Basement      | Yes                                                      |
| Basement          | Full                                                     |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Many Trees |
| Roof              | Asphalt Shingle                                     |
| Construction      | Wood Siding                                         |
| Foundation        | Poured Concrete                                     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 48                   |
| Zoning         | A                    |

**Listing Details**

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

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