

# \$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

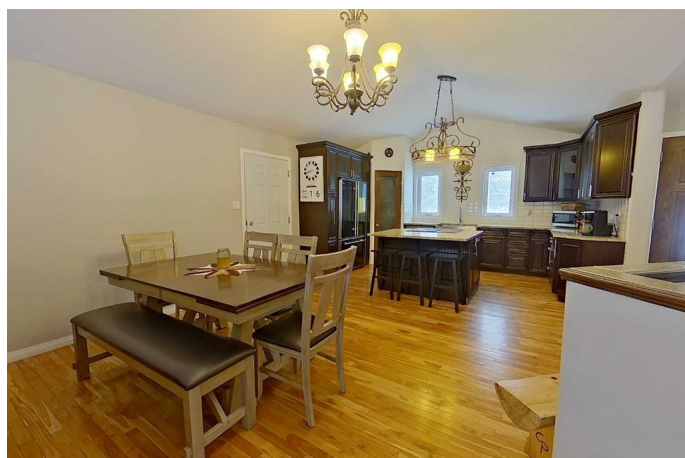
NONE, Rural Athabasca County, Alberta

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

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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	44
Zoning	CR

**Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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