



**640052 Range Road 233  
Rural Athabasca County, Alberta**

**MLS # A2258353**



**\$529,999**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,341 sq.ft.	<b>Age:</b> 1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway	
<b>Lot Size:</b>	69.42 Acres	
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Many Trees	

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Concrete, Hardwood, Linoleum	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	4-64-23-W4
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Wood Windows		

**Inclusions:** swing set, firepit, Craftsman riding lawn mower, all outbuildings.

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.