



GRASSROOTS
REALTY GROUP

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640052 Range Road 233
Rural Athabasca County, Alberta

MLS # A2258353



\$529,999

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

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