



GRASSROOTS
REALTY GROUP

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650079 Range Road 233
Rural Athabasca County, Alberta

MLS # A2263266



\$459,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,918 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	20.44 Acres		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Private, Secluded		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-65-23-W4
Exterior:	Cedar, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: desk in bedroom, all sheds/outbuildings

20.44 ACRES - This is what country charm looks like. Demonstrating quality workmanship, and built to withstand the tests of time. Offering almost 2000 sq ft of finished living space, plus just under 1800 sq ft of unfinished living space ready to be customized to fit your needs. Kitchen has plenty of counter space to accommodate meal prep for a large family. Both the kitchen and living room overlook the back yard and creek, with access to the attached sunroom and massive deck (on concrete piles). Main level has 2 bedrooms and bathroom, plus 2 more bedrooms and bathroom upstairs. Upstairs bathroom has a solid one-piece tub surround, so the you don't need to worry about water damage when the kids start to splash. One bedroom on the main level has been converted into laundry for main floor access, but the hook-ups are still available to move them back to the basement. Walk-out basement is mostly unfinished for flexible use, with one bedroom and cold storage. Unfinished space above the garage could make an excellent lounge or rumpus room, accessible from both the garage and upstairs bedroom. Some upgraded windows, new sewer pump in 2025, and new asphalt shingles June 2025. Just imagine how much fun the kids would have tobogganing down the back yard in the winter, they could literally launch right from the deck. Great location, mostly pavement with just enough gravel to get you away from the noise of the highway, and close enough to crown land to quad from home.