



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**635013 Range Road 225
Athabasca, Alberta**

MLS # A2265780



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,550 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	160.00 Acres		
Lot Feat:	Front Yard, Garden, Lawn, Private, Treed, Wooded		

Heating:	Wood Stove	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	32-63-22-W4
Exterior:	Log	Zoning:	Agricultural
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Solar System, Electric Water Heating Unit, Storage Shed, Sea Can, Propane Tank - Owned

This is one of the most spectacular recreational properties you will ever find! A rare and extraordinary opportunity to own 160 acres of pure Alberta wilderness, completely surrounded by thousands of acres of untouched crown land - this is your private sanctuary. The stunning 1,550 sq ft log home is remarkable — warm, inviting, and built to impress. With 2 bedrooms, 1 bath, a grand living room with soaring vaulted tongue-and-groove ceilings, a cozy wood stove, spacious kitchen, and open dining area, it delivers that authentic lodge feel you've been dreaming of. The land is an outdoor enthusiast's dream — a perfect mix of 30 acres of hay, forest, and a meandering creek flowing in from a nearby lake. Wildlife is everywhere: moose, deer, and waterfowl abound. Plenty of ATV trails right from your doorstep, explore miles of crown land, and experience the kind of peace and privacy few ever will. You have plenty of storage with a 40'x50' quonset and sea can for all your toys, a 1,200-gallon cistern, septic with pump-out system, propane for fuel, and a reliable solar power setup. The wood stove keeps things cozy, and a propane line is already in place if you want to add a furnace. A true once-in-a-lifetime property — remote, remarkable, and absolutely unforgettable.