

# \$349,500 - 674006 Range Rd 170, Rural Athabasca County

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MLS® #A2173864

**\$349,500**

3 Bedroom, 2.00 Bathroom, 1,213 sqft  
Residential on 5.02 Acres

NONE, Rural Athabasca County, Alberta

Welcome to your peaceful country retreat in a great location! This bright and inviting 3 bedrooms, 2 bathrooms home is nestled on 5 acre property, offering you the perfect blend of tranquility and convenience. As you step inside, you feel the warm and homely atmosphere that this well-kept home exudes. The wood stove adds coziness making it an ideal spot to relax. The spacious living areas are flooded with natural light, creating a welcoming ambiance. The primary bedroom boasts an ensuite bathroom and two additional bedrooms with plenty of space. Outside, you will discover a beautiful rear deck overlooking the picturesque surroundings. It is the perfect spot to sip your morning coffee. The property also features walking trails, allowing you to explore the natural beauty that surrounds you. Gather around the firepit and enjoy the family times. There is a garden ready for your creativity to bloom. Additionally, there is a chicken coop for those interested in embracing sustainable living. Multiple sheds provide ample storage space for all your outdoor equipment. Located just off highway 55, 25 minutes from Lac La Biche and 35 minutes from Athabasca. Don't miss out on this great opportunity! Schedule your private viewing and experience the serenity of this beautiful country home.

Built in 1991



## Essential Information

|                |                                |
|----------------|--------------------------------|
| MLS® #         | A2173864                       |
| Price          | \$349,500                      |
| Bedrooms       | 3                              |
| Bathrooms      | 2.00                           |
| Full Baths     | 2                              |
| Square Footage | 1,213                          |
| Acres          | 5.02                           |
| Year Built     | 1991                           |
| Type           | Residential                    |
| Sub-Type       | Detached                       |
| Style          | Acreage with Residence, Mobile |
| Status         | Active                         |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 674006 Range Rd 170    |
| Subdivision | NONE                   |
| City        | Rural Athabasca County |
| County      | Athabasca County       |
| Province    | Alberta                |
| Postal Code | T0A 1V0                |

## Amenities

|         |                             |
|---------|-----------------------------|
| Parking | Off Street, Gravel Driveway |
|---------|-----------------------------|

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s), Central Vacuum |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer                               |
| Heating           | Forced Air, Propane, Wood Stove, Wood                              |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Wood Burning Stove                                                 |
| Basement          | None                                                               |

## Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Storage, Fire Pit                                                                       |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, No Neighbours Behind, Private, Rectangular Lot, Cleared, Few Trees |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Block                    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2024 |
| Days on Market | 183                |
| Zoning         | Agriculture        |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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