

# \$179,900 - 2a 240039 Township Road 684, Rural Athabasca County

MLS® #A2216456

**\$179,900**

2 Bedroom, 1.00 Bathroom, 1,472 sqft  
Residential on 1.43 Acres

NONE, Rural Athabasca County, Alberta

Hereâ€™s your chance to own an acreage at Crooked Lake. 1.43 acres lake back, only a few minute walk to the water. Home is 1472 sq ft with full kitchen and dining, living room, 2 bedrooms, bathroom and laundry. Both main house and second cabin are fully serviced for year round living. Some outbuildings including a studio/workshop and chicken coop. Plenty of room for extra guests to bring their rvâ€™s. Foundation is cement and wood block. Water source is a bored well, septic is a tank with surface discharge. Property is being sold â€™AS IS, WHERE ISâ€™.

Built in 1985

## Essential Information

MLS® #	A2216456
Price	\$179,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,472
Acres	1.43
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active



## Community Information

Address	2a 240039 Township Road 684
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A8

## Amenities

Parking	RV Access/Parking
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## Interior

Interior Features	See Remarks
Appliances	Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Rectangular Lot
Roof	Metal
Construction	Wood Frame
Foundation	Block, See Remarks

## Additional Information

Date Listed	May 1st, 2025
Days on Market	108
Zoning	CR

## Listing Details

Listing Office	3% REALTY PROGRESS
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