

# \$314,000 - 644073 Rr212 Range, Athabasca

MLS® #A2219348

## \$314,000

3 Bedroom, 2.00 Bathroom, 1,504 sqft  
Residential on 9.88 Acres

Athabasca Town, Athabasca, Alberta

Click brochure link for more details. Welcome to your rural retreat! This beautifully updated 3-bedroom, 2-bathroom 1991 manufactured home with a full addition offers 1,504 sq. ft. of move-in ready living space on a private, treed 9.88-acre parcel. Surrounded by agricultural land and mature forest, this property is ideal for families, homesteaders, hunters, or anyone seeking peaceful country living.

### Interior Highlights:

- Fully renovated with vaulted ceilings and abundant natural light
- Bright modern kitchen with updated backsplash, flooring, countertops and cabinets
- Two completely renovated bathrooms
- New durable flooring throughout
- Cozy upgraded wood stove and propane forced air furnace (owned tank)
- Primary bedroom with ensuite and walk-in closet

### Exterior Features:

- 6 acres of hay land + 4 acres of mature trees
- Large landscaped yard with perimeter tree cover for privacy
- Raised, enclosed chicken coop with attached run
- Greenhouse and root cellar for year-round growing
- Powered workshop and additional storage sheds



- Drilled well and septic system with new pump (2024)
- Ample parking for 6+ vehicles
- 100-yard shooting and archery range

Location:

- Quiet county road with minimal traffic
- 15 minutes to Boyle, 20 minutes to Athabasca, 1 hour 15 minutes to St. Albert
- Surrounded by prime hunting territory with nearby crown land
- Stunning prairie sunsets, wide skies, and star-filled nights

Zoned for country residential use with room for livestock, gardening, and outdoor living. This unique and well-maintained property combines modern comfort with self-sufficiency and space to grow.

Built in 1991

### **Essential Information**

MLS® #	A2219348
Price	\$314,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,504
Acres	9.88
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	644073 Rr212 Range
Subdivision	Athabasca Town
City	Athabasca

County	Athabasca County
Province	Alberta
Postal Code	T9S 1V7

### Amenities

Parking Spaces	6
Parking	Driveway, None, Outside

### Interior

Interior Features	See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dryer, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

### Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Rolling Slope, Treed
Roof	Asphalt Shingle
Construction	See Remarks, Wood Frame
Foundation	Block

### Additional Information

Date Listed	May 9th, 2025
Days on Market	1
Zoning	R1

### Listing Details

Listing Office	Honestdoor Inc.
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