

# \$265,000 - 212037 Township Road 690, Rural Athabasca County

MLS® #A2222970

**\$265,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 11.61 Acres

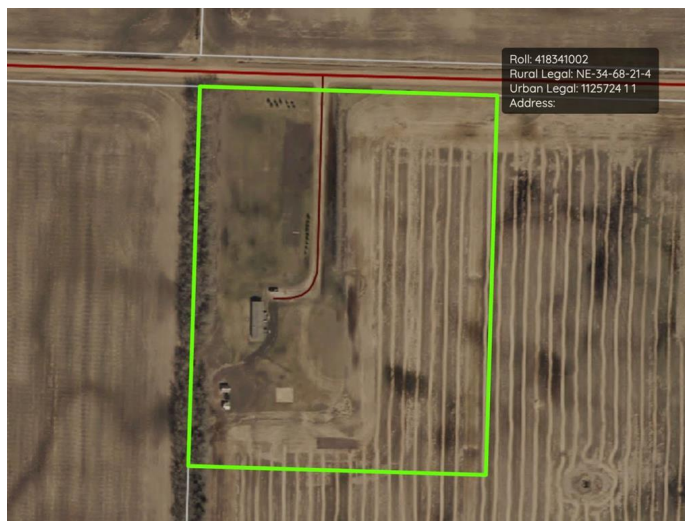
NONE, Rural Athabasca County, Alberta

Enjoy peaceful country views! Only 25 kms to Alpac, 3 kms to the Athabasca River and well over 20,000 acres of crown land with an abundance of elk, moose and deer. Built in 2008, 1520 sq ft manufactured home on 11.61 acres. Open layout with vaulted ceiling, 3 spacious bedrooms, ensuite with separate shower and tub. Kitchen has ample cupboard space with sit at island. Double garden doors off the dining room to the large deck. Some special features to make life more enjoyable include a 1 piece tub & shower surround in the main bathroom, no seams for future water issues. New stove, washer and dryer. New paint throughout, laminate floors and carpet in the kitchen and 2 bedrooms. Reverse osmosis system under the kitchen sink for drinking water, central air conditioning, smoke free and pet free home. Water source is a drilled well. Natural gas forced air heat. Septic is a tank with surface discharge. Foundation is steel screw piles. The majority of the property is cleared and ready for additional buildings or fencing, whatever you desire.

Built in 2008

## Essential Information

MLS® #	A2222970
Price	\$265,000
Bedrooms	3



Roll: 418341002  
Rural Legal: NE-34-69-21-4  
Urban Legal: 1125724 11  
Address:

Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	11.61
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	212037 Township Road 690
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B5

### **Amenities**

Parking	Gravel Driveway, RV Access/Parking
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### **Interior**

Interior Features	Kitchen Island, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Front Yard, Garden, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	48
Zoning	AG

### **Listing Details**

Listing Office	3% REALTY PROGRESS
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