

\$424,900 - 190012 Twp Rd 654, Rural Athabasca County

MLS® #A2226676

\$424,900

1 Bedroom, 1.00 Bathroom, 2,844 sqft

Residential on 4.87 Acres

Skeleton Lake, Rural Athabasca County,
Alberta

UNIQUE AND BRILLIANT – Your very own 4.87 ACRE OASIS! This hidden gem is truly one of a kind – easily one of the nicest properties I’ve seen. Located off a fully paved road, the manicured lot welcomes you with a massive 50x60 shop featuring two separate zones of in-floor heating. One side (30x60) has been transformed into a stunning four-season living space with soaring 16’ ceilings, oversized 14’ and 8’ overhead doors, plus three main doors. Inside, you’ll find a spacious kitchen with a new stove, stainless steel fridge and sink, lower cabinets, countertops, a bright open-concept living and dining area, and a 3-piece bathroom with washer hook-ups. A cozy loft above makes the perfect sleeping area overlooking the grand space below. On the other side (20x60), the potential is limitless – living space ready for finishing touches with framing already in place for 2 bedrooms, 2 bathrooms, kitchen, dining, and living room, all under 12’ ceilings. The thoughtful planning and attention to detail are evident throughout, both inside and out. Step outdoors to enjoy three powered RV sites, a licensed pond stocked with 100 rainbow trout, a powered cook station with fridge, stove, and water access – and even the outhouse is fancy! A firepit area complete with stools is perfect for evening gatherings. You’re just a short walk to Skeleton Lake North, where you’ll find a boat launch, beach, and swimming area.



Conveniently located just 15 minutes from Boyle, 1.5 hours to Edmonton, and 2.5 hours to Fort McMurray. **SEPTIC 2400 GAL. CISTERN 2800 GAL APPROX. 200 AMP SERVICE with 100 AMP service to the shop.**

Built in 2021

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2226676 |
| Price | \$424,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 2,844 |
| Acres | 4.87 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 190012 Twp Rd 654 |
| Subdivision | Skeleton Lake |
| City | Rural Athabasca County |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T0A0M0 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
| Parking | Off Street, RV Access/Parking, Quad or More Detached, RV Garage |
| # of Garages | 4 |
| Waterfront | Lake Privileges, Beach Access |

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows |
| Appliances | Bar Fridge, Refrigerator, Stove(s) |

| | |
|----------|-----------------------|
| Heating | In Floor, Natural Gas |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Private Entrance, Private Yard, Storage, Outdoor Kitchen, RV Hookup |
| Lot Description | Creek/River/Stream/Pond, Few Trees, Front Yard, Interior Lot, Lake, Landscaped, Private, Cleared |
| Roof | Metal |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 75 |
| Zoning | RES |

Listing Details

| | |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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