

# \$335,000 - 29 653043 Rge Rd 173, Caslan

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MLS® #A2229377

**\$335,000**

4 Bedroom, 2.00 Bathroom, 1,023 sqft  
Residential on 0.83 Acres

Caslan, Caslan, Alberta

Enjoy the best of country living with this updated 4-bedroom, 2-bathroom home situated on a spacious acreage—perfect for outdoor enthusiasts and those seeking privacy. Offering over 1,000 sq ft of cozy living space, this home has been fully upgraded, including a professionally developed basement that adds a large family/games room, 3-piece bathroom, and a generous 4th bedroom or guest suite.

The main floor features an open-concept kitchen and dining area that flows seamlessly into a spacious living room. You'll also find three bedrooms, a 4-piece bathroom, and stylish upgrades like vinyl plank and ceramic tile flooring.

A large, heated 2-door garage provides ample space for vehicles, toys, and tools. The expansive yard is partially fenced for added privacy—bordered by a neighbor on one side and a peaceful green zone on the other. There's also plenty of room for RVs and recreational gear.

Forget hauling water—this property is equipped with its own well, septic tank, and field. Located just 15 minutes from Boyle in the friendly rural community of Caslan, you're surrounded by lakes like nearby Buck Lake, with excellent opportunities for fishing, boating, and hunting thanks to nearby crown land.



Whether you're looking for a comfortable full-time residence or a year-round getaway, this property delivers the perfect blend of tranquility, recreation, and modern convenience.

Built in 1990

### Essential Information

MLS® #	A2229377
Price	\$335,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,023
Acres	0.83
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	29 653043 Rge Rd 173
Subdivision	Caslan
City	Caslan
County	Athabasca County
Province	Alberta
Postal Code	T0A 0R0

### Amenities

Parking Spaces	4
Parking	Parking Pad

### Interior

Interior Features	See Remarks, Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, See Remarks, Irregular Lot, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 11th, 2025
Days on Market	90
Zoning	country residential

### Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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