

\$415,500 - 721076, Rge Rd 164, Wandering River

MLS® #A2231380

\$415,500

3 Bedroom, 2.00 Bathroom, 1,728 sqft

Residential on 149.00 Acres

Wandering River, Wandering River, Alberta

Located in Wandering River, this 2008 bungalow sits on 149 acres—an ideal setting for hunting, homesteading, or year-round recreation. The 1,728 sq ft, single-level home offers an open-concept layout with three bedrooms, two bathrooms, and a cozy wood stove as a central feature. The kitchen has been recently refreshed with new paint, and a spacious mudroom adds convenience as you enter the home. Outside, you'll find a 36'x40' shop (built in 2012) with an engineered pad built for heavy equipment, two 10'H x 14'W doors, and 220V wiring. Additional highlights include several storage buildings, a firepit area with an open-faced shed, a large garden, and a variety of berry bushes and fruit trees. The home is serviced by a 1,200-gallon cistern and a septic pump-out system. A property offering this much land, a well-built shop, and a comfortable home is a rare opportunity at this price.

Built in 2008

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2231380 |
| Price | \$415,500 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,728 |



| | |
|------------|----------------------------------|
| Acres | 149.00 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 721076, Rge Rd 164 |
| Subdivision | Wandering River |
| City | Wandering River |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T0A 3M0 |

Amenities

| | |
|--------------|------------------------|
| Parking | Triple Garage Detached |
| # of Garages | 6 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Jetted Tub |
| Appliances | Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas, Wood |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning Stove |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Playground, Private Yard, Private Entrance |
| Lot Description | See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame, Asphalt |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 16th, 2025 |
| Days on Market | 86 |

ZoningAG

Listing Details

Listing OfficePeople 1st Realty

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