

\$138,000 - 694033a Highway 813, Rural Athabasca County

MLS® #A2235936

\$138,000

3 Bedroom, 2.00 Bathroom, 1,600 sqft
Residential on 6.20 Acres

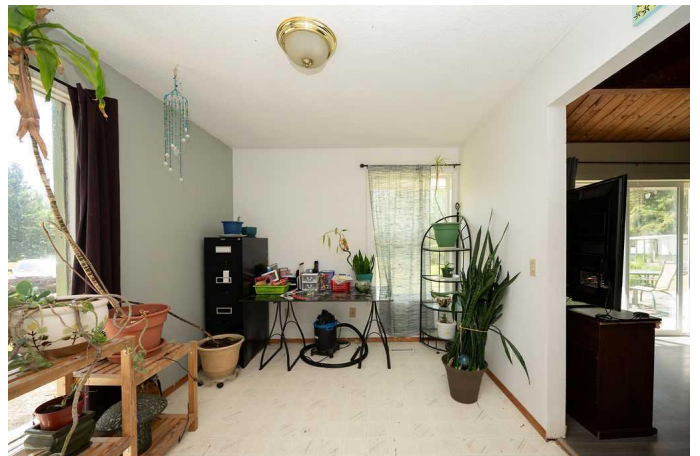
NONE, Rural Athabasca County, Alberta

Affordable acreage in Athabasca County!!
Situated north of Athabasca on paved Highway 813, this 6.2 acre property offers tons of potential and no gravel roads. The 3 bedroom, 2 bathroom home is a fixer upper, but has a solid layout, perfect for someone looking to build equity. Treed from the highway for added privacy, you do share a driveway with the neighbor for that added sense of security. Full services including a well complete this property. A great opportunity to own a piece of the country at an affordable price.

Built in 1978

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2235936 |
| Price | \$138,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,600 |
| Acres | 6.20 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |



Community Information

| | |
|-------------|------------------------|
| Address | 694033a Highway 813 |
| Subdivision | NONE |
| City | Rural Athabasca County |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T9S 2A4 |

Amenities

| | |
|-----------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking | Driveway, Off Street |

Interior

| | |
|-------------------|--|
| Interior Features | Laminate Counters, Vaulted Ceiling(s) |
| Appliances | Built-In Oven, Dryer, Refrigerator, Washer, Built-In Range |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partial, Unfinished |

Exterior

| | |
|-------------------|------------------|
| Exterior Features | None |
| Lot Description | Front Yard, Lawn |
| Roof | Metal |
| Construction | Wood Frame |
| Foundation | Perimeter Wall |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 2 |
| Zoning | A |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE COUNTY REALTY |
|----------------|----------------------------|

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