

\$439,900 - 670051a Highway 813, Rural Athabasca County

MLS® #A2241921

\$439,900

4 Bedroom, 2.00 Bathroom, 1,520 sqft
Residential on 7.78 Acres

NONE, Rural Athabasca County, Alberta

7.78 acres under 2 minutes to town limits and ready for a quick possession. Home is over 1500 sq ft with 4 bedrooms, open layout with vaulted ceiling, and the kitchen dreams are made of. Your only issue will be how to fill all that cabinet space. Double patio doors from the kitchen lead out to a massive 12 ft x 67 ft partially covered deck, with additional retractable awning when you need extra cover. Numerous outbuildings to suit every need, including 19 ft x 40 ft triple detached carport (built 2018), 27 ft x 50 ft metal quonset (built 2018, with 220 outlet), 7 sheds (one with a root cellar) and larger multi-use building. Yard is set back from the road and well treed to offer plenty of privacy. Home has upgraded insulated metal skirting, water lines underneath have been heat taped. Furniture is negotiable.

Built in 2012



Essential Information

| | |
|----------------|-----------|
| MLS® # | A2241921 |
| Price | \$439,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,520 |
| Acres | 7.78 |

| | |
|------------|-------------------------------------------------|
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Single Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 670051a Highway 813 |
| Subdivision | NONE |
| City | Rural Athabasca County |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T9S 2A6 |

Amenities

| | |
|---------|------|
| Parking | None |
|---------|------|

Interior

| | |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Vaulted Ceiling(s) |
| Appliances | Built-In Oven, Dishwasher, Freezer, Microwave, Refrigerator, Washer/Dryer, Electric Cooktop |
| Heating | Forced Air, Propane |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Dining Room, Pellet Stove |
| Basement | None |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description | Landscaped, Private |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Block |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 21st, 2025 |
| Days on Market | 54 |
| Zoning | AG |

Listing Details

Listing Office 3% REALTY PROGRESS

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