\$399,900 - 670051a Highway 813, Rural Athabasca County

MLS® #A2241921

\$399,900

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.



Essential Information

MLS® # A2241921 Price \$399,900

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 Dishwasher, Refrigerator, Built-In Oven, Electric Cooktop, Freezer,

Microwave, Washer/Dryer

Heating Forced Air, Propane

Cooling None
Fireplace Yes
of Fireplaces 1

of Fireplaces 1

Fireplaces Dining Room, Pellet Stove

Basement None

Exterior

Exterior Features Private Yard, Fire Pit Lot Description Landscaped, Private

Roof Asphalt Shingle
Construction Wood Frame

Foundation Block

Additional Information

Date Listed July 21st, 2025

Days on Market 102 Zoning AG

Listing Details

Listing Office 3% REALTY PROGRESS

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