

\$93,000 - 654038 Range Road 230, Athabasca

MLS® #A2242083

\$93,000

4 Bedroom, 1.00 Bathroom, 1,288 sqft

Residential on 3.29 Acres

NONE, Athabasca, Alberta

Peaceful Country Living Just Minutes from Athabasca – 3.29 Acres. 654038 Range Road 230 – a country retreat on 3.29 acres, offering space, privacy, and the comfort of rural living just minutes from the amenities of Athabasca. This 4-bedroom home features a cozy mobile with an addition, providing ample living space for families, hobbyists, or those seeking a quieter lifestyle. The 4-piece bathroom is functional and bright, while the spacious porch includes a charming wood-burning stove – perfect for staying warm on cold winter days. Surrounded by mature trees, the semi-private yard offers a peaceful setting with plenty of room to garden, entertain, or simply enjoy the stunning prairie sunsets. Additional features include a shed and a 10'™x12'™ tarped shelter, giving you plenty of storage for tools, toys, or seasonal gear. Whether you're looking for a full-time residence or a weekend getaway, this property gives you a great foundation to make it your own.

Built in 1976

Essential Information

MLS® #	A2242083
Price	\$93,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1



Square Footage	1,288
Acres	3.29
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

Community Information

Address	654038 Range Road 230
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S2B1

Amenities

Parking	Off Street
---------	------------

Interior

Interior Features	Ceiling Fan(s)
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn
Roof	Metal, Asphalt
Construction	Mixed
Foundation	Block

Additional Information

Date Listed	July 21st, 2025
Days on Market	11
Zoning	A

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.