

# \$499,999 - 222082 Township Road 682, Rural Athabasca County

---

MLS® #A2249904

**\$499,999**

4 Bedroom, 2.00 Bathroom, 1,224 sqft  
Residential on 4.70 Acres

NONE, Rural Athabasca County, Alberta

Beautifully maintained home with finished walk-out basement on 4.7 acres. Renovated throughout, the kitchen has custom soft close cabinets, granite counters and modern light fixtures. Open kitchen, dining and living room, the luxury vinyl plank floors are another upgrade with comfort in mind. 3 bedrooms and full bathroom on the main level, plus one more bedroom, bathroom and family room in the basement. 2 walls of large custom cabinets for extra storage, because you can never have enough storage. All furnishings are included, making this ideal for a new home buyer or relocation from another area. Low maintenance exterior with metal roof and cement board siding. House is hard wired with outdoor LED colour changing lights. Furnace and hot water on demand replaced 2019. Garage is 26 ft x 24 ft with power and poured concrete floor. Large fenced area off the back of the house has raised flower beds. Great space to grow an amazing garden protected from animals, or use it as a dog run. Clearing along the west side of the yard overlooks a small creek, would make a scenic spot for a fire pit. Want access to more land? No problem! Quad right from your yard to thousands of acres of crown land. 2 wells on property, one isn't connected to the house, was used in the past to water animals. Main level bathroom is wired for a future bidet or heated toilet seat.



Built in 1984

## Essential Information

MLS® #	A2249904
Price	\$499,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,224
Acres	4.70
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	222082 Township Road 682
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B8

## Amenities

Parking	Double Garage Detached, Gravel Driveway
# of Garages	2

## Interior

Interior Features	Granite Counters, Kitchen Island
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Garden, Private Yard, Dog Run
Lot Description	Front Yard, Landscaped, Private, Dog Run Fenced In

Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 20th, 2025
Days on Market	1
Zoning	AG

**Listing Details**

Listing Office	3% REALTY PROGRESS
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.