

\$459,000 - 650079 Range Road 233, Rural Athabasca County

MLS® #A2263266

\$459,000

5 Bedroom, 2.00 Bathroom, 1,918 sqft
Residential on 20.44 Acres

NONE, Rural Athabasca County, Alberta

If a home could ever flaunt it's country charm, this is what it would look like.

Demonstrating quality workmanship, and built to withstand the tests of time. Offering almost 2000 sq ft of finished living space, plus just under 1800 sq ft of unfinished living space ready to be customized to fit your needs.

Kitchen has plenty of counter space to accommodate meal prep for a large family. Both the kitchen and living room overlook the back yard and creek, with access to the attached sunroom and massive deck (on concrete piles). Main level has 2 bedrooms and bathroom, plus 2 more bedrooms and bathroom upstairs. Upstairs bathroom has a solid one-piece tub surround, so the you don't need to worry about water damage when the kids start to splash. One bedroom on the main level has been converted into laundry for main floor access, but the hook-ups are still available to move them back to the basement. Walk-out basement is mostly unfinished for flexible use, with one bedroom and cold storage. Unfinished space above the garage could make an excellent lounge or rumpus room, accessible from both the garage and upstairs bedroom. Some upgraded windows, new sewer pump in 2025, and new asphalt shingles June 2025. Just imagine how much fun the kids would have tobogganing down the back yard in the winter, they could literally launch right from the deck. Great location,



mostly pavement with just enough gravel to get you away from the noise of the highway, and close enough to crown land to quad from home.

Built in 1974

Essential Information

MLS® #	A2263266
Price	\$459,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,918
Acres	20.44
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	650079 Range Road 233
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B4

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Private, Creek/River/Stream/Pond, Secluded
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	6
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.