

\$179,900 - 2a 240039 Township Road 684, Rural Athabasca County

MLS® #A2216456

\$179,900

2 Bedroom, 1.00 Bathroom, 1,472 sqft
Residential on 1.43 Acres

NONE, Rural Athabasca County, Alberta

Hereâ€™s your chance to own an acreage at Crooked Lake. 1.43 acres lake back, only a few minute walk to the water. Home is 1472 sq ft with full kitchen and dining, living room, 2 bedrooms, bathroom and laundry. Both main house and second cabin are fully serviced for year round living. Some outbuildings including a studio/workshop and chicken coop. Plenty of room for extra guests to bring their rvâ€™s. Foundation is cement and wood block. Water source is a bored well, septic is a tank with surface discharge. Property is being sold â€™AS IS, WHERE ISâ€™.

Built in 1985

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2216456 |
| Price | \$179,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,472 |
| Acres | 1.43 |
| Year Built | 1985 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |



Community Information

| | |
|-------------|-----------------------------|
| Address | 2a 240039 Township Road 684 |
| Subdivision | NONE |
| City | Rural Athabasca County |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T9S 2A8 |

Amenities

| | |
|---------|-------------------|
| Parking | RV Access/Parking |
|---------|-------------------|

Interior

| | |
|-------------------|-------------------------|
| Interior Features | See Remarks |
| Appliances | Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Basement | None |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior Features | Private Yard |
| Lot Description | Landscaped, Rectangular Lot |
| Roof | Metal |
| Construction | Wood Frame |
| Foundation | Block, See Remarks |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 5 |
| Zoning | CR |

Listing Details

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

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