

\$469,900 - 683044, Range Road 200, Athabasca

MLS® #A2246325

\$469,900

4 Bedroom, 3.00 Bathroom, 1,697 sqft

Residential on 45.94 Acres

Athabasca Town, Athabasca, Alberta

Peaceful Acreage Living is what you'll get with this beautifully maintained property which offers the perfect blend of comfort, space, and rural charm on 45 scenic acres—some treed, some open, and thoughtfully landscaped for low maintenance living. Whether you're dreaming of a hobby farm, peaceful retreat, or family homestead, this property has it all.

The home features a spacious open floor plan with granite countertops, two cozy fireplaces (one on each level), and plenty of room for the whole family with 3 bedrooms and 2 bathrooms upstairs, plus 2 additional bedrooms and a full bath downstairs—ideal for guests or extended family.

Outside, enjoy the beautiful garden, a fenced area ready for a horse and endless room to roam, relax, or expand. Located just 35 minutes from Athabasca and approximately 5 minutes from Al-Pac, this property offers both privacy and convenience.

Don't miss this incredible opportunity to enjoy country living with modern comfort and functionality. Check out the virtual walkthrough to get a great perspective of the home and what it offers.



Built in 1995

Essential Information

MLS® # A2246325

Price \$469,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,697
Acres	45.94
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	683044, Range Road 200
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S2A4

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Granite Counters, Soaking Tub
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden
Lot Description	Garden, Landscaped, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 6th, 2025
Days on Market 3
Zoning CR

Listing Details

Listing Office ROYAL LEPAGE COUNTY REALTY

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.