

\$997,000 - 240002 Twp Rd 674, Rural Athabasca County

MLS® #E4440154

\$997,000

3 Bedroom, 1.50 Bathroom, 1,191 sqft

Rural on 61.10 Acres

Island Lake, Rural Athabasca County, AB

61 ACRES OF LAND with over 1300â€™™
LAKEFRONT on Island Lake! RARE
OPPORTUNITY to have your own Oasis. Land
is blend of ROLLING HILLS, OPEN
PASTURE, FOREST AND TREES lines.
Fenced with Gates and READY FOR
ANIMALS. Yard site has been developed over
the last 20 years in stages. Newer Bungalow
built in 2012 with all the MODERN LUXURIES
AND COMES FULLY FURNISHED. Maple
Kitchen, has a large island with eating bar,
panty plus a view. Open Dinette with Patio
door to COVERED DECK. Corner GAS
FIREPLACE in the living room. 2 BEDROOMS
UP and a full bathroom. Basement has a 3RD
BEDROOM plus a 2 pce bathroom. REC
ROOM IS OPEN and ready to develop. High
efficiency Furnace and HWT. GUEST HOUSE
was the main cabin for years SET UP TO RUN
OFF GRID with wood stove, propane and
Solar â€” now connected to main service.
Garage has lots of BUILT IN STORAGE and a
newer door. Multiple sheds, Outhouse, Carport
with Metal Roof, Playground, Garden, fire pit
and room to play! Zoned AG. Flexible
Possession and MOVE IN READY!

Built in 2012

Essential Information

MLS® #

E4440154



| | |
|----------------|------------------------|
| Price | \$997,000 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,191 |
| Acres | 61.10 |
| Year Built | 2012 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 240002 Twp Rd 674 |
| Area | Rural Athabasca County |
| Subdivision | Island Lake |
| City | Rural Athabasca County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0S 0A1 |

Amenities

| | |
|----------|---|
| Features | No Animal Home, No Smoking Home, See Remarks, Solar Equipment |
|----------|---|

Interior

| | |
|--------------|---------------------------|
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Stories | 1 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Beach Access, Boating, Fenced, Lake Access Property, Lake View, Landscaped, Playground Nearby, Recreation Use, Rolling Land, Subdividable Lot, Waterfront Property |

| | |
|--------------|--------------------|
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 3rd, 2025 |
| Days on Market | 4 |
| Zoning | Zone 64 |

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Listing information last updated on June 7th, 2025 at 3:32pm MDT