

## \$419,000 - 230036 Twp Rd 662, Rural Athabasca County

MLS® #E4441007

**\$419,000**

4 Bedroom, 2.00 Bathroom, 1,815 sqft

Rural on 2.90 Acres

None, Rural Athabasca County, AB

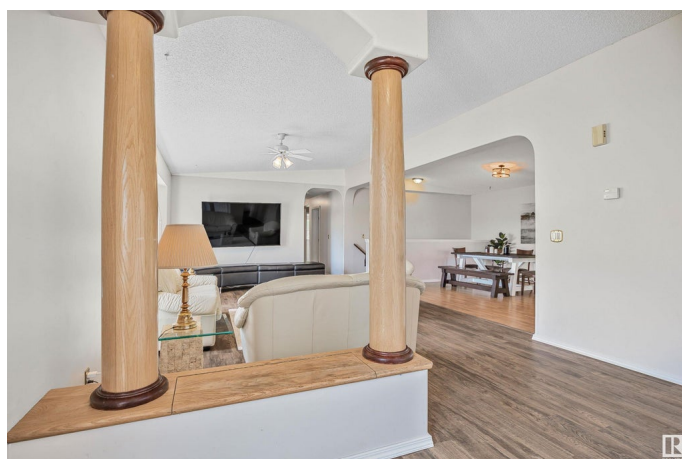
**BEST OF BOTH WORLDS** - Enjoy the peace & quiet of country life with Athabasca town amenities only 5 mins away. Beautiful, tranquil views & no close neighbours. Over 1800 sf on the main floor with 4 bedrooms & 2 full bathrooms. Bright, spacious, country kitchen with eating bar, pantry, skylights & loads of cabinets. The dining room is **MASSIVE** & opens on to the large **COVERED DECK** with room for dining, relaxing & working from home.

A spacious master bedroom, with ensuite & 2 walk-in closets, at one end of the house & 3 more bedrooms at the other end. A main floor laundry area & mud room are located at the back door. The basement has a large finished recreation room. A 5th bedroom, den & workshop or 6 bedroom require minor finishing to complete. **LARGE** Garage 30' x 36' for storage and all your toys. Trees border the west & north sides of the property for privacy and shelter from the weather.

Built in 2003

### Essential Information

MLS® #	E4441007
Price	\$419,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,815
Acres	2.90
Year Built	2003
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	230036 Twp Rd 662
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 2A9

### Amenities

Features	Ceiling 9 ft., Deck, Fire Pit, Front Porch, Skylight, Vaulted Ceiling, Vinyl Windows
Parking Spaces	8

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Level Land, Low Maintenance Landscape, Private Setting, Schools, Shopping Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
Days on Market	20

## Zoning

## Zone 60

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Listing information last updated on June 26th, 2025 at 9:17pm MDT