# \$363,900 - 653022 Range Road 224, Athabasca

MLS® #A2221555

## \$363,900

4 Bedroom, 2.00 Bathroom, 2,192 sqft Residential on 3.12 Acres

Athabasca Town, Athabasca, Alberta

Spacious Bungalow on 3.11 Acres – Century Estates

This well-maintained four-bedroom, one-and-a-half-bathroom bungalow sits on a beautifully treed 3.11-acre lot in the peaceful Century Estates subdivision, just minutes from Athabasca.

Inside, the home offers a bright, open layout with lofted ceilings, tasteful updates, and a cozy yet spacious feel. The primary suite is set apart from the two additional bedroomsâ€"ideal for families wanting both connection and privacy.

Step out onto the deck to enjoy views of nature and regular visits from local wildlife. Surrounded by peace and quiet, it's hard to believe you're so close to town.

Built in 1984

## **Essential Information**

MLS® # A2221555 Price \$363,900







Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 2,192 Acres 3.12

Year Built 1984

Type Residential Sub-Type Detached

Style Acreage with Residence, Modular Home

Status Active

## **Community Information**

Address 653022 Range Road 224

Subdivision Athabasca Town

City Athabasca

County Athabasca County

Province Alberta
Postal Code T0G 0R0

### **Amenities**

Parking Double Garage Detached, Off Street

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Laminate Counters, Vaulted Ceiling(s),

Vinyl Windows

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings, Water Softener

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Electric, Gas

Basement None

#### **Exterior**

Exterior Features Fire Pit, Private Yard

Lot Description Back Yard, Front Yard, Lawn, Many Trees, Meadow, No Neighbours

Behind, Private, Square Shaped Lot, Gazebo, Native Plants

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame Foundation Piling(s), Poured Concrete

## **Additional Information**

Date Listed May 13th, 2025

Days on Market 162 Zoning 60

# **Listing Details**

Listing Office RE/MAX EXCELLENCE

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.