

# \$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 â€“ 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, itâ€™s hard  
to believe youâ€™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	Ceiling Fan(s), Laminate Counters, Vaulted Ceiling(s), Vinyl Windows, Breakfast Bar
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	102
Zoning	60

### **Listing Details**

Listing Office	RE/MAX EXCELLENCE
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.