

# \$295,000 - 685071 Highway 813, Rural Athabasca County

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MLS® #A2228852

**\$295,000**

6 Bedroom, 2.00 Bathroom, 1,163 sqft  
Residential on 22.63 Acres

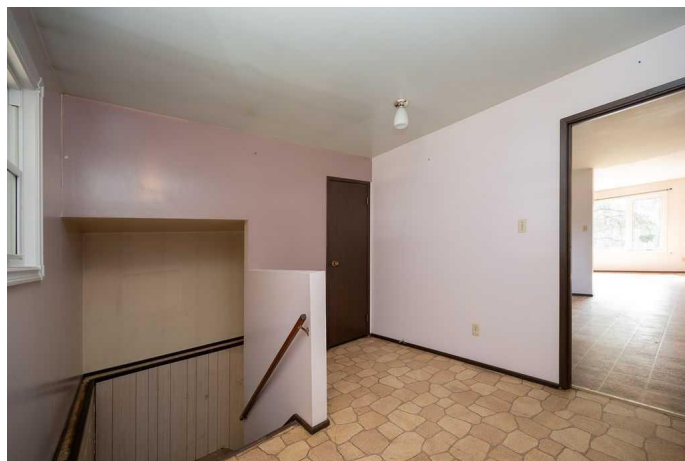
NONE, Rural Athabasca County, Alberta

Are you looking for space, privacy and potential? This raised bungalow on just over 22 acres offers the perfect opportunity to live the country lifestyle. The home needs a bit of cosmetic TLC but has a total of 6 bedrooms, main floor laundry, 2 woodstoves and a partially finished basement. The front yard is gorgeous and has many apple trees. There is room for the whole family, and then some! A barn with stalls, an older shop, corrals and a dugout will help get you started with your animal activities. Whether you have horses, a couple cows, goats, pigs or sheep, there is a place for them! The is also a fully operational solar power system which will help with your power bill every month. Located on the highway you can enjoy your land with no gravel roads!

Built in 1977

## Essential Information

MLS® #	A2228852
Price	\$295,000
Bedrooms	6
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,163
Acres	22.63



Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	685071 Highway 813
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B2

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	10
Parking	Gravel Driveway, Off Street

### **Interior**

Interior Features	Vinyl Windows
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Farm, Front Yard, Fruit Trees/Shrub(s), Lawn
Roof	Metal
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	24
Zoning	A

## **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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