\$335,000 - 29 653043 Rge Rd 173, Caslan

MLS® #A2229377

\$335,000

4 Bedroom, 2.00 Bathroom, 1,023 sqft Residential on 0.83 Acres

Caslan, Caslan, Alberta

Enjoy the best of country living with this updated 4-bedroom, 2-bathroom home situated on a spacious acreageâ€"perfect for outdoor enthusiasts and those seeking privacy. Offering over 1,000 sq ft of cozy living space, this home has been fully upgraded, including a professionally developed basement that adds a large family/games room, 3-piece bathroom, and a generous 4th bedroom or guest suite.

The main floor features an open-concept kitchen and dining area that flows seamlessly into a spacious living room. You'll also find three bedrooms, a 4-piece bathroom, and stylish upgrades like vinyl plank and ceramic tile flooring.

A large, heated 2-door garage provides ample space for vehicles, toys, and tools. The expansive yard is partially fenced for added privacyâ€"bordered by a neighbor on one side and a peaceful green zone on the other. There's also plenty of room for RVs and recreational gear.

Forget hauling waterâ€"this property is equipped with its own well, septic tank, and field. Located just 15 minutes from Boyle in the friendly rural community of Caslan, you're surrounded by lakes like nearby Buck Lake, with excellent opportunities for fishing, boating, and hunting thanks to nearby crown land.







Whether you're looking for a comfortable full-time residence or a year-round getaway, this property delivers the perfect blend of tranquility, recreation, and modern convenience.

Built in 1990

Essential Information

MLS® # A2229377
Price \$335,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,023 Acres 0.83 Year Built 1990

Type Residential Sub-Type Detached

Style Acreage with Residence, Bi-Level

Status Active

Community Information

Address 29 653043 Rge Rd 173

Subdivision Caslan City Caslan

County Athabasca County

Province Alberta
Postal Code T0A 0R0

Amenities

Parking Spaces 4

Parking Parking Pad

Interior

Interior Features See Remarks, Ceiling Fan(s)

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Water Softener

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Lawn, See Remarks, Irregular Lot, Many Trees

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 11th, 2025

Days on Market 137

Zoning country residential

Listing Details

Listing Office RE/MAX LA BICHE REALTY

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