

\$449,900 - 10, 653060 Range Road 224, Colinton

MLS® #A2249202

\$449,900

5 Bedroom, 3.00 Bathroom, 2,050 sqft
Residential on 5.19 Acres

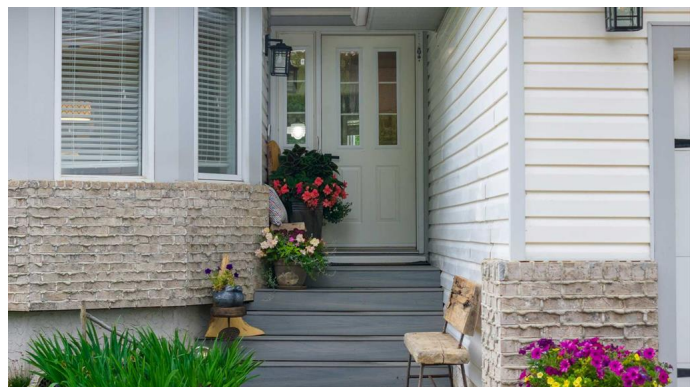
NONE, Colinton, Alberta

This beautifully maintained 5-bedroom, 3-bathroom, 4-level split offers both space and serenity just minutes from town. Nestled on a private, 5.19-acre landscaped yard with mature trees, this home is so much more than a place to live; it is a place to relax as well. From the moment you arrive, the aggregate driveway pad and sidewalks set the tone for the care and upgrades you'll find throughout. Step outside and enjoy a private deck area, perfect for entertaining or relaxing, while the playhouse and wooded trails invite fun and exploration right in your own backyard. Inside, you'll appreciate that this isn't your typical split-level layout with only two steps between two of the levels, the home flows effortlessly and offers comfort for all ages. All four levels are fully finished, providing plenty of living space for an active or growing family. Upgrades are found throughout, and the home strikes the perfect balance between modern function and warm, welcoming style. With its convenient location in Century Estates, close to town yet surrounded by peace and privacy, this property truly offers the best of both worlds. If you've been looking for a home that gives you room to live, play, and breathe, this one is ready to welcome you.

Built in 1993

Essential Information

MLS® # A2249202



Price	\$449,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,050
Acres	5.19
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

Community Information

Address	10, 653060 Range Road 224
Subdivision	NONE
City	Colinton
County	Athabasca County
Province	Alberta
Postal Code	T0G 9R0

Amenities

Parking	Aggregate, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot, Private
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2025
Days on Market	6
Zoning	CR

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

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.