

\$389,000 - 653022 Range Road 224, Athabasca

MLS® #A2221555

\$389,000

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 \$389,000



| | |
|----------------|--------------------------------------|
| 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, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range, 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, No Neighbours Behind, |

| | |
|--------------|---|
| | Gazebo, Meadow, Native Plants, Private, Square Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Piling(s), Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 13th, 2025 |
| Days on Market | 54 |
| Zoning | 60 |

Listing Details

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

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