

# \$249,900 - 631048 Range Road 240, Rural Athabasca County

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MLS® #A2243860

**\$249,900**

3 Bedroom, 1.00 Bathroom, 1,175 sqft  
Residential on 14.43 Acres

NONE, Rural Athabasca County, Alberta

14.43 acres would make an excellent hobby farm. 1175 sq ft home has a partially developed basement with large office (could be converted into a bedroom), plenty of space to finish a family room or hobby room, bathroom roughed in and ready to be complete. Living room has direct access to the partially screened in deck, such a nice place to lounge in the summer protected from the bugs. Open to the kitchen, which has been completely renovated with beautiful cabinets and island. Main level has 3 bedrooms, bathroom, laundry and spacious main entrance. Multiple outbuildings including THREE 24 ft x 22 ft garages, 24 ft x 12 ft metal single garage, plus numerous sheds. Large fenced in dog run beside the house to keep your pets safe and happy. Metal roof, new eaves and gutter guards installed 2 years ago, furnace 4 years old.

Built in 1972

## Essential Information

MLS® #	A2243860
Price	\$249,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,175



Acres	14.43
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### Community Information

Address	631048 Range Road 240
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A4

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island
Appliances	Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard, Dog Run
Lot Description	Dog Run Fenced In, Private
Roof	Metal
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	July 28th, 2025
Days on Market	2
Zoning	AG

### Listing Details

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