

# \$343,900 - 661034 Range Road 224, Rural Athabasca County

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MLS® #A2221270

**\$343,900**

4 Bedroom, 3.00 Bathroom, 1,620 sqft  
Residential on 2.98 Acres

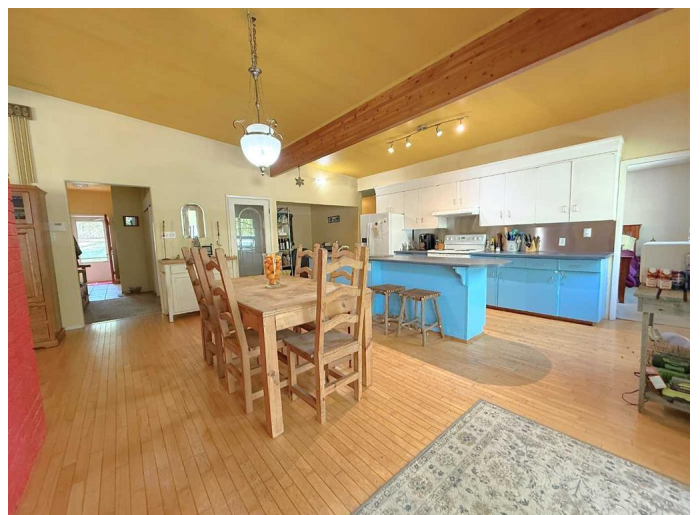
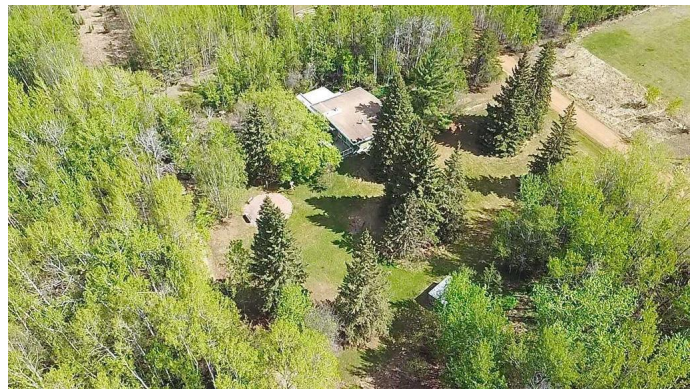
NONE, Rural Athabasca County, Alberta

This property is ready to go from amazing to spectacular! It already has all the features to impress. Open concept, vaulted ceiling spanning across the main living area with gorgeous wood beams. Brick fireplace is the focal point between the living room and dining. Nook just off the kitchen is currently being used as an office, but could be converted into the most amazing butler's pantry! just imagine! 3 bedrooms and 2 bathrooms on the main level. Basement is partially finished with another bedroom, bathroom, large family room and hobby room. Rooms are already framed and drywalled, just need finishing touches. Double attached and heated garage accessible from the main driveway, plus a second single attached garage attached to the east side of the house. Plenty of secured storage. Located only a few minutes south of Athabasca on 2.98 acres, at the end of a quiet dead end road with no through traffic. The yard is so beautiful and private, picture having your own personal haven to indulge in everyday. There's also a large fenced dog run to keep your fur babies safe.

Built in 1975

## Essential Information

MLS® #	A2221270
Price	\$343,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,620
Acres	2.98
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	661034 Range Road 224
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A3

### Amenities

Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Beamed Ceilings, Bookcases, Kitchen Island, Vaulted Ceiling(s)
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard, Boiler, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Dog Run, Fire Pit, Private Yard
Lot Description	Dog Run Fenced In, Landscaped
Roof	Asphalt

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	40
Zoning	CR

**Listing Details**

Listing Office	3% REALTY PROGRESS
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