

\$525,000 - 9 661030 Range Road 223.2, Rural Athabasca County

MLS® #E4432333

\$525,000

4 Bedroom, 3.00 Bathroom, 1,326 sqft

Rural on 2.10 Acres

None, Rural Athabasca County, AB

STUNNING MODERN HILLSIDE BUNGALOW WITH DOUBLE ATTACHED HEATED GARAGE & VALLEY VIEWS!! This acreage is sure to impress with modern finishes, open concept, and views for miles! Inside the home itself features over 2000 sqft of finished space! The main floor boasts 3 Beds and 2 Full baths including the king sized primary suite with 3pc ensuite and main floor laundry! Downstairs features the 4th bedroom, a 4pc bath as well as storage, mechanical, second living room and double attached heated garage! Whether you're looking to watch the sunrise on the raised front deck, entertain in the back yard, or just need more space for the kids or pets this property is for you! Only a couple of minute drive to Athabasca this property gives the perfect balance of privacy and proximity! Don't miss out on this amazing turn key property!

Built in 2017

Essential Information

MLS® #	E4432333
Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,326
Acres	2.10
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

Community Information

Address	9 661030 Range Road 223.2
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 2A6

Amenities

Features	Deck, Parking-Extra, R.V. Storage, Storage-In-Suite
----------	---

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting, Ravine View
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 23rd, 2025
Days on Market	42
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on June 4th, 2025 at 12:33pm MDT