

# **\$369,500 - 674006 Range Rd 170, Rural Athabasca County**

---

MLS® #A2173864

**\$369,500**

3 Bedroom, 2.00 Bathroom, 1,213 sqft  
Residential on 5.02 Acres

NONE, Rural Athabasca County, Alberta

Welcome to your peaceful country retreat in a great location! This bright and inviting 3 bedrooms, 2 bathrooms home is nestled on 5 acre property, offering you the perfect blend of tranquility and convenience. As you step inside, you feel the warm and homely atmosphere that this well-kept home exudes. The wood stove adds coziness making it an ideal spot to relax. The spacious living areas are flooded with natural light, creating a welcoming ambiance. The primary bedroom boasts an ensuite bathroom and two additional bedrooms with plenty of space. Outside, you will discover a beautiful rear deck overlooking the picturesque surroundings. It is the perfect spot to sip your morning coffee. The property also features walking trails, allowing you to explore the natural beauty that surrounds you. Gather around the firepit and enjoy the family times. There is a garden ready for your creativity to bloom. Additionally, there is a chicken coop for those interested in embracing sustainable living. Multiple sheds provide ample storage space for all your outdoor equipment. Located just off highway 55, 25 minutes from Lac La Biche and 35 minutes from Athabasca. Don't miss out on this great opportunity! Schedule your private viewing and experience the serenity of this beautiful country home.

Built in 1991



## Essential Information

MLS® #	A2173864
Price	\$369,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,213
Acres	5.02
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Active

## Community Information

Address	674006 Range Rd 170
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A 1V0

## Amenities

Parking	Gravel Driveway, Off Street
---------	-----------------------------

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Open Floorplan, Vaulted Ceiling(s)
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Propane, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, Cleared, Few Trees, Front Yard, Garden, Landscaped, No Neighbours Behind, Private, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

**Additional Information**

Date Listed	October 18th, 2024
Days on Market	281
Zoning	Agriculture

**Listing Details**

Listing Office	People 1st 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.