

\$1,200,480 - 243091 Township Road 683, Athabasca

MLS® #A2237681

\$1,200,480

3 Bedroom, 2.00 Bathroom, 2,090 sqft

Residential on 160.00 Acres

NONE, Athabasca, Alberta

A once-in-a-lifetime opportunity on 160 PRIVATE acres. Tucked away on Ghost Lake, this is more than a property...it's a sanctuary. As one of only two residences on the entire lake, this 160-acre retreat offers a level of privacy and seclusion that's nearly impossible to find. Surrounded on two sides by thousands of acres of Crown land, stretching well into the next county, this is a true escape into nature. The land itself is a peaceful mix of mature forest, thoughtfully groomed trails wide enough for ATVs, but perfect for walking. A creek runs through the property, adding to the beauty and attracting wildlife, while the lakefront setting delivers quiet moments and stunning views. Ghost Lake is a hidden gem in Athabasca County, known for its perch and pike fishing and its 35 km/h speed limit—which means no noisy motorboats, just the calls of loons, the rustle of the trees, and the gentle rhythm of paddleboards gliding by. The custom-built home was designed with ease, enjoyment, and efficiency in mind. With ICF walls, a metal roof, and a single-level layout, it offers long-term durability, minimal upkeep, and exceptionally low utility costs. Inside, you'll find large, open rooms, a screened-in sunroom perfect for relaxing bug-free, and an attached heated garage for year-round convenience. A separate workshop provides an ideal space for hobbies, storage, or quiet creative projects. This is a rare opportunity for someone seeking a peaceful, low-maintenance lifestyle. A retreat that feels



worlds away but remains connected to the amenities of Athabasca. Whether you're ready for your forever home, a recreational haven, or the retirement dream you've been working toward, this Ghost Lake property offers quiet luxury, deep connection to nature, and the kind of privacy you simply can't replicate.

Built in 2003

Essential Information

MLS® #	A2237681
Price	\$1,200,480
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,090
Acres	160.00
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	243091 Township Road 683
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A8

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Oven, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	None, Crawl Space

Exterior

Exterior Features	Fire Pit, Private Yard, Dock
Lot Description	Creek/River/Stream/Pond, Landscaped, Many Trees, Private, Secluded, Treed, Lake, Waterfront, Wooded
Roof	Metal
Construction	Stucco, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	July 17th, 2025
Days on Market	5
Zoning	CR

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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