

\$499,800 - 230060 Township Road 663, Rural Athabasca County

MLS® #A2209650

\$499,800

4 Bedroom, 3.00 Bathroom, 2,693 sqft
Residential on 12.61 Acres

NONE, Rural Athabasca County, Alberta

Looking for room to breathe, both inside and out? This well-kept 4-level split offers over 2,600 sq ft of living space, designed with family comfort and everyday functionality in mind. With 4 bedrooms plus an office, 3 bathrooms, and generous gathering spaces, there's plenty of room for everyone. Cozy up around the wood-burning fireplace in the living room or enjoy the warmth of the wood stove in the family room off the kitchen. The kitchen features a central island, built-in appliances, and a layout perfect for casual meals or holiday prep. You'll be amazed at the size of the laundry room—so spacious, it could host a gathering of its own! A double attached garage plus a separate 30x40 shop make this a dream for hobbyists, storage needs, or extra parking. Set on 12 peaceful acres, this home offers the best of country living, yet it's just a short drive to town—giving you the balance of privacy and convenience. If you've been dreaming of space, comfort, and a property that's been truly loved and maintained, this is one to see.



Built in 1985

Essential Information

MLS® #	A2209650
Price	\$499,800
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	2,693
Acres	12.61
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 4 Level Split
Status	Active

Community Information

Address	230060 Township Road 663
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A 0M0

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Jetted Tub
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Partially Finished, Partial

Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Lawn, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed April 17th, 2025
Days on Market 14
Zoning CR

Listing Details

Listing Office ROYAL LEPAGE COUNTY 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.