

# \$449,000 - 222082 Township Road 654, Rural Athabasca County

---

MLS® #A2214337

**\$449,000**

3 Bedroom, 2.00 Bathroom, 1,696 sqft  
Residential on 10.48 Acres

NONE, Rural Athabasca County, Alberta

Beautiful, well kept acreage with serene views of the Tawatinaw Valley. Located just 10 minutes south of Athabasca on a dead end road you have 10.48 private acres, a 3 bedroom, 2 bathroom well finished home with attached heated garage. The home is low maintenance, 1 level with in floor heat, huge master bedroom with 4 piece ensuite and walk in closet, 2 generous sized spare bedrooms and open concept living split between the kitchen dining & living room - all with amazing views of the valley that will take your breath away! Hot water on demand, water softener, reverse osmosis system, triple pane windows are just a few extras with this home and an attached garage that is 32'x24' with mechanical room and storage room, the parking area is 24'x24', heated with in floor heat. The yard is private, partially cleared, fenced, plenty of room for kids to play in the backyard with room for horses. The Trans Canada Trail is just west of this property with easy access to it. You will fall in love with this property and is move in ready.

Built in 2012

## Essential Information

MLS® #	A2214337
Price	\$449,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,696
Acres	10.48
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	222082 Township Road 654
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0G0R0

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Smoking Home, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer
Heating	In Floor, Propane
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Level, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Slab

### Additional Information

Date Listed	April 24th, 2025
-------------	------------------

Days on Market	13
Zoning	Country Residential

## **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.