

# \$479,000 - 633006 Range Road 240, Athabasca

MLS® #A2228250

**\$479,000**

4 Bedroom, 2.00 Bathroom, 1,837 sqft

Residential on 11.49 Acres

NONE, Athabasca, Alberta

Beautiful, serene and meticulously well kept country acreage. With many renovations and updates this gorgeous 4 bedroom, 2 bath home on 11.49 acres will have you falling in love the second you arrive. The home features 2 large bedrooms upstairs with a share ensuite and a balcony off the master bedroom upstairs. On the main floor you have 2 bedrooms, a 4 piece bathroom, large kitchen with updated appliances and countertops, living room complete with hardwood floors and spacious dining room. The sliding doors off the dining room take you to your picture perfect covered and screened in 12'x26' patio/cookhouse - perfect to relax, entertain or unwind. The basement has plenty of storage, laundry room and rec room with wood stove. The home has seen many renovations and updates including new metal roof, eavestroughs, soffit, fascia, siding and flooring. There is a double detached garage with new siding and overhead doors, an older shop that is still in decent shape large enough to store equipment or a great place to work and a closed in pole barn - perfect for all your yard storage. 2 water wells. Curb appeal is 10/10 and shows the same.



Built in 1960

## Essential Information

MLS® # A2228250

Price \$479,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,837
Acres	11.49
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	633006 Range Road 240
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T0G1Z0

### **Amenities**

Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Gas Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Balcony, Outdoor Kitchen
Lot Description	Landscaped, Lawn, Many Trees, Private
Roof	Metal

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	15
Zoning	Agricultural

**Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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