

\$399,900 - 670051a Highway 813, Rural Athabasca County

MLS® #A2241921

\$399,900

4 Bedroom, 2.00 Bathroom, 1,520 sqft
Residential on 7.78 Acres

NONE, Rural Athabasca County, Alberta

7.78 acres under 2 minutes to town limits and ready for a quick possession. Home is over 1500 sq ft with 4 bedrooms, open layout with vaulted ceiling, and the kitchen dreams are made of. Your only issue will be how to fill all that cabinet space. Double patio doors from the kitchen lead out to a massive 12 ft x 67 ft partially covered deck, with additional retractable awning when you need extra cover. Numerous outbuildings to suit every need, including 19 ft x 40 ft triple detached carport (built 2018), 27 ft x 50 ft metal quonset (built 2018, with 220 outlet), 7 sheds (one with a root cellar) and larger multi-use building. Yard is set back from the road and well treed to offer plenty of privacy. Home has upgraded insulated metal skirting, water lines underneath have been heat taped. Furniture is negotiable.

Built in 2012



Essential Information

MLS® #	A2241921
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	7.78

Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

Community Information

Address	670051a Highway 813
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A6

Amenities

Parking	None
---------	------

Interior

Interior Features	Kitchen Island, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Freezer
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Pellet Stove
Basement	None

Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Landscaped, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

Additional Information

Date Listed	July 21st, 2025
Days on Market	73
Zoning	AG

Listing Details

Listing Office 3% REALTY PROGRESS

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.