

# \$254,900 - 643054 Range Road 224, Rural Athabasca County

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MLS® #A2240127

**\$254,900**

3 Bedroom, 1.00 Bathroom, 1,542 sqft  
Residential on 7.59 Acres

NONE, Rural Athabasca County, Alberta

7.59 acres on a quiet dead-end road, only 15 minutes to town is where you'll find this secluded log home tucked in the trees. Has been lived in year round, but could also make a spectacular retreat. 1.5 storey home is just over 1500 sq ft with 3 bedrooms, open loft overlooks the living room and kitchen. Heat source is an elegant Danish wood burning stove with natural stone hearth, and propane heat as a back up. Allowing some control over you utility costs. Whether you have time to spare or need something a little quicker, you have the choice of cooking your meals on either the propane stove or antique wood burning stove. Flex room off the primary bedroom could be used as a spacious walk-in closet or additional storage. Plenty of additional outdoor storage and workspace with a 41 ft x 27 ft shop, 18 ft x 11 ft workshop, 40 ft high cube seacan, plus multiple smaller sheds. Both the shop and workshop have power. Property is private and heavily treed with trails throughout, firepit area and multiple clearings for various uses. Numerous fruit trees including plum, haskap, raspberries and saskatoon. Within quadding distance to thousands of acres of crown land. Water source is a bored well, which is also connected to a hand water pump in front of the house. Foundation is concrete block.

Built in 1976



## Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2240127                                  |
| Price          | \$254,900                                 |
| Bedrooms       | 3                                         |
| Bathrooms      | 1.00                                      |
| Full Baths     | 1                                         |
| Square Footage | 1,542                                     |
| Acres          | 7.59                                      |
| Year Built     | 1976                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 643054 Range Road 224  |
| Subdivision | NONE                   |
| City        | Rural Athabasca County |
| County      | Athabasca County       |
| Province    | Alberta                |
| Postal Code | T0G 0R0                |

## Amenities

|         |                       |
|---------|-----------------------|
| Parking | Quad or More Detached |
|---------|-----------------------|

## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | Vaulted Ceiling(s)        |
| Appliances        | Dryer, Stove(s)           |
| Heating           | Central, Propane          |
| Cooling           | None                      |
| Fireplace         | Yes                       |
| # of Fireplaces   | 1                         |
| Fireplaces        | Living Room, Wood Burning |
| Basement          | None                      |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description   | Private, Treed         |
| Roof              | Asphalt Shingle        |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame, Log |
| Foundation   | Block           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 30              |
| Zoning         | AG              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | 3% REALTY PROGRESS |
|----------------|--------------------|

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