

# **\$659,000 - 224057 Township Road 652, Rural Athabasca County**

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MLS® #A2221780

**\$659,000**

4 Bedroom, 4.00 Bathroom, 1,446 sqft  
Residential on 73.96 Acres

NONE, Rural Athabasca County, Alberta

Perfect country home! The long scenic driveway winds its way back to a completely private yard site. 73.96 acres, already developed with all the outbuildings, corrals, pasture and privacy one could ever desire. Only minutes south of town, the yard is completely hidden from any neighbours, with an amazing view across your own private pasture. Some outbuildings have metal roof and siding, are in excellent condition with plenty of life left in them. Double detached garage closest to the house is 24 ft x 24 ft, concrete floor. Second detached garage 50 ft x 32 ft, with concrete floor. 3 sided open pole shed 42 ft x 30 ft for large equipment. 47 ft x 34 ft shop is finished with concrete floor. Fenced with pasture, corrals and a watering bowl. Just under half of the land is open with a mixture of hay and pasture, small portion of sand and gravel. Home has just over 2800 sq ft of living space with spacious kitchen, dining and living room with access to the partially covered wrap around deck. Laundry, 2 bedrooms and bathrooms on the main level. Basement has a partially finished family room with wet bar, 2 more bedrooms, bathroom, and second laundry room with extra storage. Large 3 season porch/entrance. Home is equipped with an outdoor wood boiler system (in-floor heat), with natural gas furnace for back up. Another added feature is the outdoor hydraulic lift to provide easy access for family members



with mobility issues, or to move large furniture.

Built in 1988

### Essential Information

MLS® #	A2221780
Price	\$659,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,446
Acres	73.96
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	224057 Township Road 652
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B7

### Amenities

Parking Spaces	10
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Conditioner
Heating	Boiler, Forced Air
Cooling	None
Has Basement	Yes

Basement                      Partial, Partially Finished

**Exterior**

Exterior Features      Private Entrance, Private Yard  
Lot Description        Landscaped, Many Trees, Pasture, Private  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 14th, 2025  
Days on Market        40  
Zoning                    AG

**Listing Details**

Listing Office            3% REALTY PROGRESS

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