

# \$289,900 - 691063 Highway 813, Rural Athabasca County

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MLS® #A2230714

**\$289,900**

4 Bedroom, 2.00 Bathroom, 1,180 sqft  
Residential on 21.67 Acres

NONE, Rural Athabasca County, Alberta

Solid built country home on 21.67 acres. Yard has 2 dugouts and a nice blend of open space and mature bush for privacy, including saskatoon scattered throughout the property. The home has been well cared for, with 1180 sq ft on the main level with 4 bedrooms and bathroom, plus full basement with laundry, walk-in cold room and bathroom. Large windows and gorgeous original solid wood cabinets and trim throughout. Plenty of outdoor storage with multiple sheds and workshop. Thereâ€™s a large fenced garden area that could be split in two and double as a dog run. 20 minutes to Athabasca, 28 minutes to Alpac and under 3 hours to Fort McMurray. Access to thousandâ€™s of acres of crown land only 1 mile from your yard, with a healthy population of elk, moose and deer. Under 20 minutes to the beautiful sandy beaches of Calling Lake Provincial Park and some of the best fishing in the area. Shingles replaced 2017, plumbing upgraded to PVC, updated electrical panel with 200 amp breaker.

Built in 1968

## Essential Information

MLS® #	A2230714
Price	\$289,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,180
Acres	21.67
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	691063 Highway 813
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A6

### **Amenities**

Parking	Gravel Driveway, Off Street
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### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	7
Zoning	AG

**Listing Details**

Listing Office                    3% REALTY PROGRESS

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