

# \$415,000 - 653022 Range Road 224, Athabasca

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MLS® #A2221555

**\$415,000**

4 Bedroom, 2.00 Bathroom, 2,192 sqft

Residential on 3.12 Acres

Athabasca Town, Athabasca, Alberta

Spacious Bungalow on 3.11 Acres â€“ Century Estates

This well-maintained four-bedroom, one-and-a-half-bathroom bungalow sits on a beautifully treed 3.11-acre lot in the peaceful Century Estates subdivision, just minutes from Athabasca.

Inside, the home offers a bright, open layout with lofted ceilings, tasteful updates, and a cozy yet spacious feel. The primary suite is set apart from the two additional bedroomsâ€”ideal for families wanting both connection and privacy.

Step out onto the deck to enjoy views of nature and regular visits from local wildlife. Surrounded by peace and quiet, itâ€™s hard to believe youâ€™re so close to town.

Built in 1984

## Essential Information

MLS® #                   A2221555

Price                     \$415,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,192
Acres	3.12
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### Community Information

Address	653022 Range Road 224
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T0G 0R0

### Amenities

Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Laminate Counters, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Basement	None

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, Gazebo, Lawn, Many Trees, Private, Meadow, No Neighbours Behind, Native Plants, Square Shaped Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s), Poured Concrete

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	8
Zoning	60

### **Listing Details**

Listing Office	RE/MAX EXCELLENCE
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