

# \$93,000 - 654038 Range Road 230, Athabasca

MLS® #A2242083

**\$93,000**

4 Bedroom, 1.00 Bathroom, 1,288 sqft  
Residential on 3.29 Acres

NONE, Athabasca, Alberta

Peaceful Country Living Just Minutes from Athabasca â€” 3.29 Acres. 654038 Range Road 230 â€” a country retreat on 3.29 acres, offering space, privacy, and the comfort of rural living just minutes from the amenities of Athabasca. This 4-bedroom home features a cozy mobile with an addition, providing ample living space for families, hobbyists, or those seeking a quieter lifestyle. The 4-piece bathroom is functional and bright, while the spacious porch includes a charming wood-burning stove â€” perfect for staying warm on cold winter days. Surrounded by mature trees, the semi-private yard offers a peaceful setting with plenty of room to garden, entertain, or simply enjoy the stunning prairie sunsets. Additional features include a shed and a 10â€™<sup>TM</sup>x12â€™<sup>TM</sup> tarped shelter, giving you plenty of storage for tools, toys, or seasonal gear. Whether you're looking for a full-time residence or a weekend getaway, this property gives you a great foundation to make it your own.

Built in 1976

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | A2242083 |
| Price      | \$93,000 |
| Bedrooms   | 4        |
| Bathrooms  | 1.00     |
| Full Baths | 1        |



|                |                                                 |
|----------------|-------------------------------------------------|
| Square Footage | 1,288                                           |
| Acres          | 3.29                                            |
| Year Built     | 1976                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active                                          |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 654038 Range Road 230 |
| Subdivision | NONE                  |
| City        | Athabasca             |
| County      | Athabasca County      |
| Province    | Alberta               |
| Postal Code | T9S2B1                |

### **Amenities**

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                         |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Propane                                    |
| Cooling           | None                                                   |
| Basement          | None                                                   |

### **Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Yard, Few Trees, Front Yard, Lawn |
| Roof              | Metal, Asphalt                         |
| Construction      | Mixed                                  |
| Foundation        | Block                                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 13              |
| Zoning         | A               |

### **Listing Details**

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