

# \$469,900 - 683044 Range Road 200, Rural Athabasca County

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MLS® #A2246325

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,697 sqft  
Residential on 45.94 Acres

NONE, Rural Athabasca County, Alberta

Peaceful Acreage Living is what you'll get with this beautifully maintained property which offers the perfect blend of comfort, space, and rural charm on 45 scenic acres—some treed, some open, and thoughtfully landscaped for low maintenance living. Whether you're dreaming of a hobby farm, peaceful retreat, or family homestead, this property has it all.

The home features a spacious open floor plan with granite countertops, two cozy fireplaces (one on each level), and plenty of room for the whole family with 3 bedrooms and 2 bathrooms upstairs, plus 2 additional bedrooms and a full bath downstairs—ideal for guests or extended family.

Outside, enjoy the beautiful garden, a fenced area ready for a horse and endless room to roam, relax, or expand. Located just 35 minutes from Athabasca and approximately 5 minutes from Al-Pac, this property offers both privacy and convenience.

Don't miss this incredible opportunity to enjoy country living with modern comfort and functionality. Check out the virtual walkthrough to get a great perspective of the home and what it offers.

Built in 1995

## Essential Information

MLS® #                      A2246325



|                |                                  |
|----------------|----------------------------------|
| Price          | \$469,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,697                            |
| Acres          | 45.94                            |
| Year Built     | 1995                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 683044 Range Road 200  |
| Subdivision | NONE                   |
| City        | Rural Athabasca County |
| County      | Athabasca County       |
| Province    | Alberta                |
| Postal Code | T9S2A4                 |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, Soaking Tub               |
| Appliances        | Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air                                       |
| Cooling           | None                                                           |
| Fireplace         | Yes                                                            |
| # of Fireplaces   | 2                                                              |
| Fireplaces        | Electric                                                       |
| Has Basement      | Yes                                                            |
| Basement          | Finished, Full                                                 |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Balcony, Garden                                     |
| Lot Description   | Garden, Landscaped, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                     |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 22               |
| Zoning         | CR               |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE COUNTY REALTY |
|----------------|----------------------------|

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