

# **\$1,375,000 - 655040 Rge Rd 224, Rural Athabasca County**

MLS® #E4404267

**\$1,375,000**

2 Bedroom, 1.50 Bathroom, 1,528 sqft

Rural on 68.59 Acres

None, Rural Athabasca County, AB

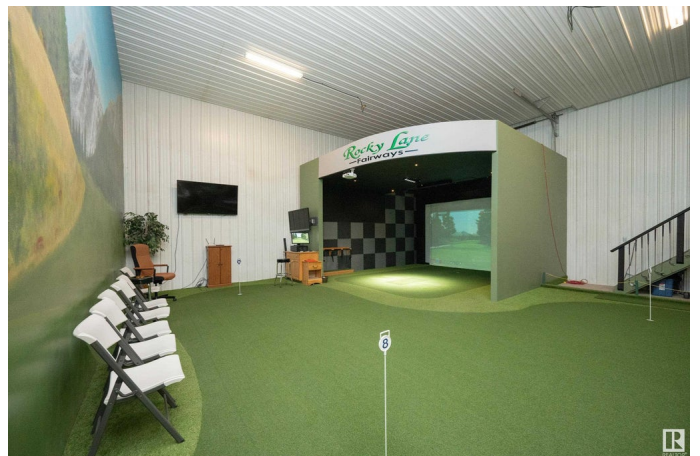
A dream acreage, with a fantastic location just 5 minutes south of Athabasca on 68.59+/- acres! The home is a 1500 sq ft log home with 2 bedrooms, 1.5 baths, full kitchen and plenty of living space, covered hot tub with a serene yard site. An oversized 36'x30' detached garage or maintenance shop. There is plenty of room for guests or make some additional income with 10 RV campsites with room to add more, a 85'x30' event tent, 60'x40' heated & fully serviced shop with 2 golf simulators, bar area, washroom, office & rec area. Not only that, you have your very own 9 hole par 3 golf course and one of the top rated 18 hole disc golf courses in Canada literally right in your backyard - The course is very well laid out & maintained & perfect for every level of golfer - with a beautiful setting, rolling hills, rock & water features that compliment the natural beauty of this property. The course is also set up for disc golf, soccer golf & fling golf which are rapidly growing sports. Turn your dream into reality!

Built in 2005

## **Essential Information**

MLS® # E4404267

Price \$1,375,000



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,528
Acres	68.59
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	655040 Rge Rd 224
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 2B1

### Amenities

Features	Fire Pit, Hot Tub, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, R.V. Storage, See Remarks
----------	--

### Interior

Heating	In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Log
Exterior Features	Golf Nearby, Landscaped, Rolling Land, See Remarks
Construction	Log
Foundation	Slab

### Additional Information

Date Listed	August 30th, 2024
-------------	-------------------

Days on Market 305

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 1st, 2025 at 3:32pm MDT