

\$529,900 - 240048 Twp Rd 630, Rural Athabasca County

MLS® #E4431733

\$529,900

6 Bedroom, 3.00 Bathroom, 1,412 sqft

Rural on 17.17 Acres

None, Rural Athabasca County, AB

AMAZING 1412 SQ FT 6 BDRM WALKOUT HOME ON 17.17 ACRES! Well built 1986 bi-level home w/ 2x8 walls (staggered). Enter home on ground level through large entrance w/ summer kitchen, mudroom, laundry & 2 pce bath. Upper floor boasts bright south facing living rm w/ access to 251 sq ft sunroom, U shaped kitchen w/ dining nook. Down the hall you will find 3 pce bath & 3 bdrms, the primary having 2 closets. Downstairs is an additional 3 bdrms, 3 pce bath, jet tub room, mech/storage, & large family rm w/ walk out door to front covered patio. Home is immaculate, has HE furnace & in floor heat system, pressure & newer water system in bsmt, roof & siding done in 2002. Outside you will find north patio w/ laundry line & cobble stone parking pad, 22x40 older garage, 28x40 heated shop w/14' doors, & 30x40 cold storage quonset. Beautifully landscaped yard w/ fire pit area, flower gardens & 2 vegetable gardens, remainder of land has been rented & hayed. Located on paved highway 2, 30 mins to Athabasca or Westlock

Built in 1986

Essential Information

MLS® # E4431733

Price \$529,900



Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,412
Acres	17.17
Year Built	1986
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	240048 Twp Rd 630
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T0G 1Z0

Amenities

Features	Fire Pit, No Animal Home, No Smoking Home, Sunroom, Exterior Walls 2"x8"
----------	--

Interior

Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Corner Lot, Flat Site, Landscaped, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 18th, 2025
-------------	------------------

Days on Market 24

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 May 12th, 2025 at 5:47am MDT