

\$389,000 - 653022 Range Road 224, Athabasca

MLS® #A2221555

\$389,000

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	\$389,000



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

Exterior

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

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

Additional Information

Date Listed	May 13th, 2025
Days on Market	82
Zoning	60

Listing Details

Listing Office	RE/MAX EXCELLENCE
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