

# **\$525,000 - 682064 Highway 813, Rural Athabasca County**

---

MLS® #A2247838

**\$525,000**

4 Bedroom, 2.00 Bathroom, 2,213 sqft  
Residential on 10.01 Acres

NONE, Rural Athabasca County, Alberta

If you have been waiting for the right opportunity to enter the acreage market, this is it! Nestled 15 minutes north of the Town of Athabasca with convenient access right off Highway 813, and best of all, no gravel roads! The home is set on a beautifully treed 10 acre parcel that provides privacy with mature trees screening the property from the highway. Step inside to discover a home full of warmth, with unique features that set it apart from the typical acreage listing. This picturesque 1 1/2 story home is brimming with character and charm offering 4 bedrooms and 2 bathrooms. A beautiful curved staircase, and large windows let you take in all nature has to offer. The home has been freshly painted and is move in ready. Enjoy the detached 24'x24' garage with an overhead door that is heated, and there is also a lean to on the west side. Completing the property is a 32'x60' concrete footing poured in 2014, so you are one step closer to adding that shop you have always wanted. This great acreage is definitely worth a look!

Built in 1980

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2247838  |
| Price    | \$525,000 |
| Bedrooms | 4         |



|                |                                           |
|----------------|-------------------------------------------|
| Bathrooms      | 2.00                                      |
| Full Baths     | 2                                         |
| Square Footage | 2,213                                     |
| Acres          | 10.01                                     |
| Year Built     | 1980                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 682064 Highway 813     |
| Subdivision | NONE                   |
| City        | Rural Athabasca County |
| County      | Athabasca County       |
| Province    | Alberta                |
| Postal Code | T9S 2B2                |

### **Amenities**

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 10                                                                             |
| Parking        | Double Garage Detached, Shared Driveway                                        |
| # of Garages   | 2                                                                              |

### **Interior**

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Storage, Vinyl Windows                                                           |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Boiler, Natural Gas                                                              |
| Cooling           | None                                                                             |
| Basement          | None                                                                             |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Private Yard                 |
| Lot Description   | Front Yard, Lawn, Many Trees, Private |
| Roof              | Asphalt Shingle                       |
| Construction      | Stucco, Wood Frame                    |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 41                |
| Zoning         | A                 |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.