

# \$415,500 - 721076, Rge Rd 164, Wandering River

MLS® #A2231380

## \$415,500

3 Bedroom, 2.00 Bathroom, 1,728 sqft

Residential on 149.00 Acres

Wandering River, Wandering River, Alberta

Located in Wandering River, this 2008 bungalow sits on 149 acres—an ideal setting for hunting, homesteading, or year-round recreation. The 1,728 sq ft, single-level home offers an open-concept layout with three bedrooms, two bathrooms, and a cozy wood stove as a central feature. The kitchen has been recently refreshed with new paint, and a spacious mudroom adds convenience as you enter the home. Outside, you'll find a 36'x40' shop (built in 2012) with an engineered pad built for heavy equipment, two 10'H x 14'W doors, and 220V wiring. Additional highlights include several storage buildings, a firepit area with an open-faced shed, a large garden, and a variety of berry bushes and fruit trees. The home is serviced by a 1,200-gallon cistern and a septic pump-out system. A property offering this much land, a well-built shop, and a comfortable home is a rare opportunity at this price.

Built in 2008

## Essential Information

MLS® #	A2231380
Price	\$415,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,728



Acres	149.00
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	721076, Rge Rd 164
Subdivision	Wandering River
City	Wandering River
County	Athabasca County
Province	Alberta
Postal Code	T0A 3M0

### Amenities

Parking	Triple Garage Detached
# of Garages	6

### Interior

Interior Features	Ceiling Fan(s), Jetted Tub
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

### Exterior

Exterior Features	Fire Pit, Garden, Playground, Private Yard, Private Entrance
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Asphalt
Foundation	Piling(s)

### Additional Information

Date Listed	June 16th, 2025
Days on Market	89

ZoningAG

Listing Details

Listing OfficePeople 1st Realty

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