

# \$1,200,480 - 243091 Township Road 683, Athabasca

MLS® #A2237681

**\$1,200,480**

3 Bedroom, 2.00 Bathroom, 2,090 sqft

Residential on 160.00 Acres

NONE, Athabasca, Alberta

A once-in-a-lifetime opportunity on 160 PRIVATE acres. Tucked away on Ghost Lake, this is more than a property...it's a sanctuary. As one of only two residences on the entire lake, this 160-acre retreat offers a level of privacy and seclusion that's nearly impossible to find. Surrounded on two sides by thousands of acres of Crown land, stretching well into the next county, this is a true escape into nature. The land itself is a peaceful mix of mature forest, thoughtfully groomed trails wide enough for ATVs, but perfect for walking. A creek runs through the property, adding to the beauty and attracting wildlife, while the lakefront setting delivers quiet moments and stunning views. Ghost Lake is a hidden gem in Athabasca County, known for its perch and pike fishing and its 35 km/h speed limit—which means no noisy motorboats, just the calls of loons, the rustle of the trees, and the gentle rhythm of paddleboards gliding by. The custom-built home was designed with ease, enjoyment, and efficiency in mind. With ICF walls, a metal roof, and a single-level layout, it offers long-term durability, minimal upkeep, and exceptionally low utility costs. Inside, you'll find large, open rooms, a screened-in sunroom perfect for relaxing bug-free, and an attached heated garage for year-round convenience. A separate workshop provides an ideal space for hobbies, storage, or quiet creative projects. This is a rare opportunity for someone seeking a peaceful, low-maintenance lifestyle. A retreat that feels



worlds away but remains connected to the amenities of Athabasca. Whether you're ready for your forever home, a recreational haven, or the retirement dream you've been working toward, this Ghost Lake property offers quiet luxury, deep connection to nature, and the kind of privacy you simply can't replicate.

Built in 2003

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2237681                         |
| Price          | \$1,200,480                      |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 2,090                            |
| Acres          | 160.00                           |
| Year Built     | 2003                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 243091 Township Road 683 |
| Subdivision | NONE                     |
| City        | Athabasca                |
| County      | Athabasca County         |
| Province    | Alberta                  |
| Postal Code | T9S 2A8                  |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 8                                         |
| Parking        | Double Garage Attached, Concrete Driveway |
| # of Garages   | 2                                         |
| Is Waterfront  | Yes                                       |
| Waterfront     | Waterfront                                |

**Interior**

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s)     |
| Appliances        | Dishwasher, Dryer, Electric Oven, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Propane                                                                                   |
| Cooling           | None                                                                                                  |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 1                                                                                                     |
| Fireplaces        | Wood Burning                                                                                          |
| Has Basement      | Yes                                                                                                   |
| Basement          | None, Crawl Space                                                                                     |

## Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Dock                                                                        |
| Lot Description   | Creek/River/Stream/Pond, Landscaped, Many Trees, Private, Secluded, Treed, Lake, Waterfront, Wooded |
| Roof              | Metal                                                                                               |
| Construction      | Stucco, Wood Frame, ICFs (Insulated Concrete Forms)                                                 |
| Foundation        | ICF Block                                                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 16              |
| Zoning         | CR              |

## Listing Details

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

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