

# \$93,000 - 654038 Range Road 230, Athabasca

MLS® #A2242083

**\$93,000**

4 Bedroom, 1.00 Bathroom, 1,288 sqft

Residential on 3.29 Acres

NONE, Athabasca, Alberta

Peaceful Country Living Just Minutes from Athabasca â€” 3.29 Acres. 654038 Range Road 230 â€” a country retreat on 3.29 acres, offering space, privacy, and the comfort of rural living just minutes from the amenities of Athabasca. This 4-bedroom home features a cozy mobile with an addition, providing ample living space for families, hobbyists, or those seeking a quieter lifestyle. The 4-piece bathroom is functional and bright, while the spacious porch includes a charming wood-burning stove â€” perfect for staying warm on cold winter days. Surrounded by mature trees, the semi-private yard offers a peaceful setting with plenty of room to garden, entertain, or simply enjoy the stunning prairie sunsets. Additional features include a shed and a 10â€™x12â€™ tarped shelter, giving you plenty of storage for tools, toys, or seasonal gear. Whether you're looking for a full-time residence or a weekend getaway, this property gives you a great foundation to make it your own.

Built in 1976

## Essential Information

MLS® #	A2242083
Price	\$93,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1



Square Footage	1,288
Acres	3.29
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### **Community Information**

Address	654038 Range Road 230
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S2B1

### **Amenities**

Parking	Off Street
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### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn
Roof	Metal, Asphalt
Construction	Mixed
Foundation	Block

### **Additional Information**

Date Listed	July 21st, 2025
Days on Market	7
Zoning	A

### **Listing Details**

Listing Office

RE/MAX REAL ESTATE

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