

\$879,000 - 640002 Range Road 230.6, Rural Athabasca County

MLS® #A2248013

\$879,000

5 Bedroom, 3.00 Bathroom, 2,549 sqft
Residential on 139.36 Acres

NONE, Rural Athabasca County, Alberta

Imagine waking up every day in this secluded, one-of-a-kind property, perched on the edge of the Tawatinaw Valley. It's like having your own personal sanctuary, completely isolated from the world around you. Home has a spacious, open layout with over 2500 sq ft, plus developed walkout basement. The main level offers everything you could want. Kitchen, dining and living room are wide open with vaulted ceiling, massive walk-in pantry has room for the entire family to forage, main floor laundry and second entrance with mud room. Double patio doors lead out from the kitchen to a covered deck. Just imagine spending your summer soaking in the most amazing views of the valley. Primary bedroom has a spacious ensuite with double vanity. Oversized shower and corner soaker tub are in place and ready for finishing touches. Original part of the home was built in 1996. 2008 addition and walk-out basement with 9 ft ceiling and in-floor heat, 2 more spacious bedrooms and bathroom, all new windows, metal roof and hardy board siding. 32 ft x 26 ft finished, heated garage with concrete floor and power. Multiple smaller outbuildings (to be confirmed), enclosed riding pen with observation deck. Property is fenced and ready for livestock, with automatic watering bowl and lights/power to the pasture. Approximately 32 acres open, remainder bush. Prime location for any outdoor enthusiast with



an abundance of pine trees and blueberries, close access to thousands of acres of crown land. Youâ€™ll even be able to look forward to the winter months, and the massive toboggan hill just off the driveway. Developed with a lane way and lights, so the fun doesnâ€™t need to end just because itâ€™s dark out. The only way to truly appreciate all this property has to offer is to see it in person.

Built in 1996

Essential Information

MLS® #	A2248013
Price	\$879,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,549
Acres	139.36
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	640002 Range Road 230.6
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0G 1T0

Amenities

Parking	Double Garage Detached
# of Garages	2
Waterfront	Creek, River Front

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Boiler
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Partial, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Views, Many Trees, Pasture, Private, Secluded, Wooded
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	61
Zoning	AG

Listing Details

Listing Office	3% REALTY PROGRESS
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.