

# \$295,000 - 685071 Highway 813, Rural Athabasca County

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MLS® #A2228852

**\$295,000**

6 Bedroom, 2.00 Bathroom, 1,163 sqft  
Residential on 22.63 Acres

NONE, Rural Athabasca County, Alberta

CURRENTLY PENDING. Are you looking for space, privacy and potential? This raised bungalow on just over 22 acres offers the perfect opportunity to live the country lifestyle. The home needs a bit of cosmetic TLC but has a total of 6 bedrooms, main floor laundry, 2 woodstoves and a partially finished basement. The front yard is gorgeous and has many apple trees. There is room for the whole family, and then some! A barn with stalls, an older shop, corrals and a dugout will help get you started with your animal activities. Whether you have horses, a couple cows, goats, pigs or sheep, there is a place for them! The is also a fully operational solar power system which will help with your power bill every month. Located on the highway you can enjoy your land with no gravel roads!

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2228852  |
| Price          | \$295,000 |
| Bedrooms       | 6         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,163     |
| Acres          | 22.63     |



|            |                                  |
|------------|----------------------------------|
| Year Built | 1977                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Acreage with Residence, Bungalow |
| Status     | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 685071 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        | Gravel Driveway, Off Street  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Vinyl Windows  |
| Appliances        | Dryer, Electric Stove, Microwave, Refrigerator, Washer, Water Purifier |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Basement, Living Room, Wood Burning Stove                              |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                                 |
| Lot Description   | Front Yard, Fruit Trees/Shrub(s), Lawn, Farm |
| Roof              | Metal  |
| Construction      | Stucco, Wood Frame, Wood Siding              |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 46             |
| Zoning         | A              |

## **Listing Details**

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

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