

\$344,400 - 211016 Highway 663, Rural Athabasca County

MLS® #A2270726

\$344,400

4 Bedroom, 2.00 Bathroom, 1,163 sqft
Residential on 11.37 Acres

NONE, Rural Athabasca County, Alberta

Enjoy peaceful country living on this 11-acre acreage just off Hwy 663 between Boyle and Athabasca. The home offers a bright, comfortable layout with 4 bedrooms (1 on the main level and 3 down) and 2 updated bathrooms, including a tastefully renovated main bath. The main floor features a spacious living room with laminate flooring and a wood-burning fireplace, a large dining area with patio doors to the yard to a future deck, and a functional kitchen with plenty of cabinet space. The yard is a mix of mature trees, open lawn, and a garden spot, providing privacy and room to spread out. A double detached garage plus a separate workshop give you space for vehicles, tools, and hobbies. With easy highway access and plenty of usable land, this property is ideal for anyone looking for space, quiet, and an affordable acreage lifestyle.

Built in 1945

Essential Information

MLS® #	A2270726
Price	\$344,400
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,163
Acres	11.37



Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	211016 Highway 663
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A6

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Detached, Gravel Driveway
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Landscaped, Many Trees
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
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Days on Market	3
Zoning	CR

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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