# \$150,900 - 13, 660022 Range Road 225.5, Rural Athabasca County

MLS® #A2235744

#### \$150,900

4 Bedroom, 1.00 Bathroom, 1,480 sqft Residential on 0.51 Acres

NONE, Rural Athabasca County, Alberta

Affordable living in the country. Large half acre lot with 1480 sq ft manufactured home with 2 additions. Kitchen has been completely renovated, 4 bedrooms and spacious mud room. In 2010, 2 additions were added along with numerous renovations including vinyl siding with rigid foam insulation, vinyl windows, doors, shingles, replaced interior insulation, panels/drywall, furnace, laminate flooring, bathroom fixtures and paint. Landscaped back yard has a raised walkway leading back to a large fire pit area. Spacious 18ft x 18 ft workshop, and shed for extra storage. Located in a condominium community, fees are \$100/mth and cover garbage and road maintenance. Municipal water supply.



#### **Essential Information**

MLS® # A2235744 Price \$150,900

Bedrooms 4

Bathrooms 1.00

Full Baths 1

Square Footage 1,480

Acres 0.51

Year Built 1978

Type Residential

Sub-Type Detached







Style Modular Home

Status Active

## **Community Information**

Address 13, 660022 Range Road 225.5

Subdivision NONE

City Rural Athabasca County

County Athabasca County

Province Alberta
Postal Code T9S 2B7

#### **Amenities**

Amenities Picnic Area

Parking Spaces 4

Parking Off Street, Gravel Driveway

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes

# of Fireplaces 2

Fireplaces Pellet Stove

Basement None

#### **Exterior**

Exterior Features None

Lot Description Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Metal Frame, Vinyl Siding, Wood Frame

Foundation Block

#### **Additional Information**

Date Listed July 6th, 2025

Days on Market 66 Zoning A

### **Listing Details**

#### Listing Office 3% REALTY PROGRESS

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