

# \$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 – 3.29 Acres. 654038 Range Road 230 – 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 – 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 10'™x12'™ 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 |
|---------|------------|

### 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 | 22              |
| Zoning         | A               |

### Listing Details

Listing Office

RE/MAX REAL ESTATE

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.