

# \$850,000 - 642079 Range Road 231, Rural Athabasca County

MLS® #A2252161

**\$850,000**

3 Bedroom, 2.00 Bathroom, 1,250 sqft  
Residential on 317.00 Acres

NONE, Rural Athabasca County, Alberta

Discover peace, solitude, and breathtaking views with this RARE opportunity to own 317 acres overlooking the stunning Tawatinaw Valley. The property includes a 3 bedroom, 2 bath home. 36x40 shop with concrete floors and power. You will find cutlines and trails, ravines, timber, and rolling topography that showcase the natural beauty of the land. Approximately 100 acres on the SW quarter and 30 acres on the NW quarter are cleared, plus approximately 80+ acres of pasture with the balance in trees. Additional features include a new drilled well (2021), older well for garden watering, well that is used to fill stock tank and even a couple pioneer houses on site. Situated at the end of a dead-end road, youâ€™ll enjoy unmatched privacy with no trafficâ€”truly a once-in-a-lifetime opportunity.

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2252161  |
| Price          | \$850,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,250     |
| Acres          | 317.00    |
| Year Built     | 1979      |



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

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 642079 Range Road 231  |
| Subdivision | NONE                   |
| City        | Rural Athabasca County |
| County      | Athabasca County       |
| Province    | Alberta                |
| Postal Code | T9S 2B2                |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 3                      |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Storage                               |
| Appliances        | Gas Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas               |
| Cooling           | None                                  |
| Fireplace         | Yes                                   |
| # of Fireplaces   | 1                                     |
| Fireplaces        | Family Room, Wood Burning             |
| Has Basement      | Yes                                   |
| Basement          | Finished, Full                        |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard                   |
| Lot Description   | Farm, Lawn, Many Trees, Treed, Pasture, Secluded |
| Roof              | Metal                                            |
| Construction      | Wood Siding                                      |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 14                |
| Zoning         | A                 |

**Listing Details**

Listing Office                ROYAL LEPAGE COUNTY REALTY

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