# \$363,900 - 653022 Range Road 224, Athabasca Town

MLS® #E4436584

### \$363,900

3 Bedroom, 2.00 Bathroom, 2,192 sqft Single Family on 0.00 Acres

Athabasca Town, Athabasca Town, AB

Spacious Bungalow on 3.11 Acres – Century Estates This well-maintained four-bedroom, two bathroom bungalow sits on a beautifully treed 3.11-acre lot in the peaceful Century Estates subdivision, just minutes from Athabasca. Inside, the home offers a bright, open layout with lofted ceilings, tasteful updates, and a cozy yet spacious feel. The primary suite is set apart from the two additional bedrooms—ideal for families wanting both connection and privacy. Step out onto the deck to enjoy views of nature and regular visits from local wildlife. Surrounded by peace and quiet, it's hard to believe you're so close to town.



#### **Essential Information**

MLS® # E4436584 Price \$363,900

Lease Rate \$101

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 2,192

Acres 0.00

Year Built 1984

Type Single Family







Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 653022 Range Road 224

Area Athabasca Town
Subdivision Athabasca Town
City Athabasca Town

County ALBERTA

Province AB

Postal Code T0G 0R0

#### **Amenities**

Amenities Deck, Fire Pit, Gazebo, Vaulted Ceiling, Vinyl Windows

Parking Double Garage Detached, Front Drive Access

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener,

Window Coverings

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Modular, Vinyl

Exterior Features Not Fenced, Playground Nearby, Private Setting

Roof Asphalt Shingles

Construction Modular, Vinyl

Foundation Concrete Perimeter, Piling

## **Additional Information**

Date Listed May 13th, 2025

Days on Market 175

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 6:17pm MST