

## \$499,500 - 664082 Rge Rd 181, Rural Athabasca County

MLS® #E4455424

**\$499,500**

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Rural on 10.38 Acres

None, Rural Athabasca County, AB

Discover your peaceful escape on this 10 acre retreat near Blue Heron Estates just 5 min North of Grassland Alberta. This one-of-a-kind barndominium blends rustic charm with a modern comfort. Featuring a spacious 40 x 60 shop and over 2500 sq ft of versatile living space. Upstairs, enjoy a bright 1200 sq ft home with 2 bedrooms, a full bath, and a sun-filled 4 season sunroom(260 sq ft opening to a deck--perfect fro morning coffee or sunset views! The lower level offers an 800 sq ft family/rec room with a wood stove, rustic bar, TV lounge, second bath, and a dog wash station. The heated 40 x 40 shop with 16 ft ceilings and mezzanine is ideal for hobbyists or mechanics. Outside, relax in the fire put area , enjoy the garden adn landscaping, store gear in the shed and host guests with 3 serviced RV stalls. A rare blend of functionality and charm--this property has it all.

Built in 2017

### Essential Information

MLS® #	E4455424
Price	\$499,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,200



Acres	10.38
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	664082 Rge Rd 181
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T0A 1V0

### Amenities

Features	Bar, Deck, Exterior Walls- 2"x6", Fire Pit, Gazebo, Parking-Extra, Parking-Plug-Ins, R.V. Storage, Sunroom
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### Interior

Heating	Baseboard, In Floor Heat System, Propane
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Low Maintenance Landscape
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 29th, 2025
Days on Market	9
Zoning	Zone 60

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Listing information last updated on September 7th, 2025 at 1:17pm MDT