

\$424,900 - 190012 Twp Rd 654, Rural Athabasca County

MLS® #A2226676

\$424,900

1 Bedroom, 1.00 Bathroom, 2,844 sqft

Residential on 4.87 Acres

Skeleton Lake, Rural Athabasca County, Alberta

UNIQUE AND BRILLIANT – Your very own 4.87 ACRE OASIS! This hidden gem is truly one of a kind – easily one of the nicest properties I’ve seen. Located off a fully paved road, the manicured lot welcomes you with a massive 50x60 shop featuring two separate zones of in-floor heating. One side (30x60) has been transformed into a stunning four-season living space with soaring 16’™ ceilings, oversized 14’™ and 8’™ overhead doors, plus three man doors. Inside, you’ll find a spacious kitchen with a new stove, stainless steel fridge and sink, lower cabinets, countertops, a bright open-concept living and dining area, and a 3-piece bathroom with washer hook-ups. A cozy loft above makes the perfect sleeping area overlooking the grand space below. On the other side (20x60), the potential is limitless – living space ready for finishing touches with framing already in place for 2 bedrooms, 2 bathrooms, kitchen, dining, and living room, all under 12’™ ceilings. The thoughtful planning and attention to detail are evident throughout, both inside and out. Step outdoors to enjoy three powered RV sites, a licensed pond stocked with 100 rainbow trout, a powered cook station with fridge, stove, and water access – and even the outhouse is fancy! A firepit area complete with stools is perfect for evening gatherings. You’re just a short walk to Skeleton Lake North, where you’ll find a boat launch, beach, and swimming area.



Conveniently located just 15 minutes from Boyle, 1.5 hours to Edmonton, and 2.5 hours to Fort McMurray. **SEPTIC 2400 GAL. CISTERN 2800 GAL APPROX. 200 AMP SERVICE with 100 AMP service to the shop.**

Built in 2021

Essential Information

MLS® #	A2226676
Price	\$424,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	2,844
Acres	4.87
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	190012 Twp Rd 654
Subdivision	Skeleton Lake
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A0M0

Amenities

Parking Spaces	6
Parking	Off Street, RV Access/Parking, Quad or More Detached, RV Garage
# of Garages	4
Waterfront	Lake Privileges, Beach Access

Interior

Interior Features	No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Bar Fridge, Refrigerator, Stove(s)

Heating	In Floor, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage, Outdoor Kitchen, RV Hookup
Lot Description	Creek/River/Stream/Pond, Few Trees, Front Yard, Interior Lot, Lake, Landscaped, Private, Cleared
Roof	Metal
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 9th, 2025
Days on Market	72
Zoning	RES

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.