

\$234,900 - 631048 Range Road 240, Rural Athabasca County

MLS® #A2243860

\$234,900

3 Bedroom, 1.00 Bathroom, 1,175 sqft
Residential on 14.43 Acres

NONE, Rural Athabasca County, Alberta

14.43 acres would make an excellent hobby farm. 1175 sq ft home has a partially developed basement with large office (could be converted into a bedroom), plenty of space to finish a family room or hobby room, bathroom roughed in and ready to be complete. Living room has direct access to the partially screened in deck, such a nice place to lounge in the summer protected from the bugs. Open to the kitchen with large sit-at island. Main level has 3 bedrooms, bathroom and laundry. Multiple outbuildings including THREE 24 ft x 22 ft garages, 24 ft x 12 ft metal single garage, plus numerous sheds. Large fenced in dog run beside the house to keep your pets safe and happy. Metal roof, new eaves and gutter guards installed 2 years ago, furnace 4 years old.

Built in 1972

Essential Information

MLS® #	A2243860
Price	\$234,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,175
Acres	14.43
Year Built	1972



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	631048 Range Road 240
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A4

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island
Appliances	Microwave Hood Fan, Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Dog Run
Lot Description	Private, Dog Run Fenced In
Roof	Metal
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	76
Zoning	AG

Listing Details

Listing Office	3% REALTY PROGRESS
----------------	--------------------

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.