

\$289,900 - 691063 Highway 813, Rural Athabasca County

MLS® #A2230714

\$289,900

4 Bedroom, 2.00 Bathroom, 1,180 sqft
Residential on 21.67 Acres

NONE, Rural Athabasca County, Alberta

Solid built country home on 21.67 acres. Yard has 2 dugouts and a nice blend of open space and mature bush for privacy, including saskatoon scattered throughout the property. The home has been well cared for, with 1180 sq ft on the main level with 4 bedrooms and bathroom, plus full basement with laundry, walk-in cold room and bathroom. Large windows and gorgeous original solid wood cabinets and trim throughout. Plenty of outdoor storage with multiple sheds and workshop. Thereâ€™s a large fenced garden area that could be split in two and double as a dog run. 20 minutes to Athabasca, 28 minutes to Alpac and under 3 hours to Fort McMurray. Access to thousandâ€™s of acres of crown land only 1 mile from your yard, with a healthy population of elk, moose and deer. Under 20 minutes to the beautiful sandy beaches of Calling Lake Provincial Park and some of the best fishing in the area. Shingles replaced 2017, plumbing upgraded to PVC, updated electrical panel with 200 amp breaker.

Built in 1968

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2230714 |
| Price | \$289,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |



| | |
|----------------|----------------------------------|
| Full Baths | 2 |
| Square Footage | 1,180 |
| Acres | 21.67 |
| Year Built | 1968 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 691063 Highway 813 |
| Subdivision | NONE |
| City | Rural Athabasca County |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T9S 2A6 |

Amenities

| | |
|---------|-----------------------------|
| Parking | Off Street, Gravel Driveway |
|---------|-----------------------------|

Interior

| | |
|-------------------|--------------------------------------------------|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Yard, Garden |
| Lot Description | Back Yard, Garden, Landscaped, Many Trees, Fruit Trees/Shrub(s) |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 60 |
| Zoning | AG |

Listing Details

Listing Office 3% REALTY PROGRESS

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