

# \$424,999 - 721076, Rge Rd 164, Wandering River

MLS® #A2231380

## \$424,999

3 Bedroom, 2.00 Bathroom, 1,728 sqft  
Residential on 149.00 Acres

Wandering River, Wandering River, Alberta

Located in Wandering River, this 2008 bungalow sits on 149 acres—an ideal setting for hunting, homesteading, or year-round recreation. The 1,728 sq ft, single-level home offers an open-concept layout with three bedrooms, two bathrooms, and a cozy wood stove as a central feature. The kitchen has been recently refreshed with new paint, and a spacious mudroom adds convenience as you enter the home. Outside, you'll find a 36'™x40'™ shop (built in 2012) with an engineered pad built for heavy equipment, two 10'™H x 14'™W doors, and 220V wiring. Additional highlights include several storage buildings, a firepit area with an open-faced shed, a large garden, and a variety of berry bushes and fruit trees. The home is serviced by a 1,200-gallon cistern and a septic pump-out system. A property offering this much land, a well-built shop, and a comfortable home is a rare opportunity at this price.



Built in 2008

## Essential Information

MLS® #	A2231380
Price	\$424,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,728

Acres	149.00
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	721076, Rge Rd 164
Subdivision	Wandering River
City	Wandering River
County	Athabasca County
Province	Alberta
Postal Code	T0A 3M0

### **Amenities**

Parking	Triple Garage Detached
# of Garages	6

### **Interior**

Interior Features	Ceiling Fan(s), Jetted Tub
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

### **Exterior**

Exterior Features	Fire Pit, Garden, Playground, Private Entrance, Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Asphalt
Foundation	Piling(s)

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	25

Zoning                      AG

## **Listing Details**

Listing Office              People 1st Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.