

# \$179,900 - 2a 240039 Township Road 684, Rural Athabasca County

MLS® #A2216456

**\$179,900**

2 Bedroom, 1.00 Bathroom, 1,472 sqft  
Residential on 1.43 Acres

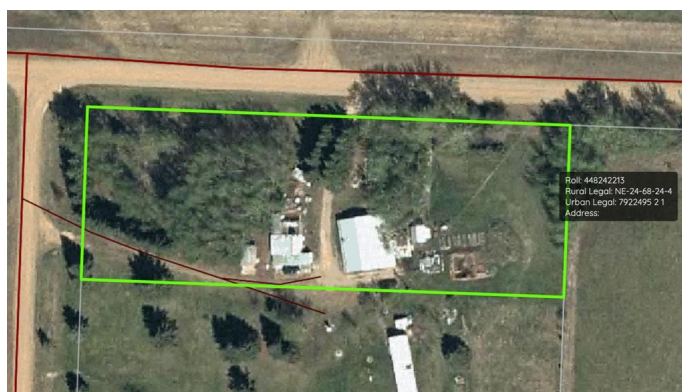
NONE, Rural Athabasca County, Alberta

Here's your chance to own an acreage at Crooked Lake. 1.43 acres lake back, only a few minute walk to the water. Home is 1472 sq ft with full kitchen and dining, living room, 2 bedrooms, bathroom and laundry. Both main house and second cabin are fully serviced for year round living. Some outbuildings including a studio/workshop and chicken coop. Plenty of room for extra guests to bring their rv's. Foundation is cement and wood block. Water source is a bored well, septic is a tank with surface discharge. Property is being sold AS IS, WHERE IS.

Built in 1985

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2216456                         |
| Price          | \$179,900                        |
| Bedrooms       | 2                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,472                            |
| Acres          | 1.43                             |
| Year Built     | 1985                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |



## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2a 240039 Township Road 684 |
| Subdivision | NONE                        |
| City        | Rural Athabasca County      |
| County      | Athabasca County            |
| Province    | Alberta                     |
| Postal Code | T9S 2A8                     |

## Amenities

|         |                   |
|---------|-------------------|
| Parking | RV Access/Parking |
|---------|-------------------|

## Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | Washer/Dryer            |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Fireplace         | Yes                     |
| # of Fireplaces   | 1                       |
| Fireplaces        | Wood Burning            |
| Basement          | None                    |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Yard                |
| Lot Description   | Landscaped, Rectangular Lot |
| Roof              | Metal                       |
| Construction      | Wood Frame                  |
| Foundation        | Block, See Remarks          |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 60            |
| Zoning         | CR            |

## Listing Details

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

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