

\$525,000 - 682064 Highway 813, Rural Athabasca County

MLS® #A2247838

\$525,000

4 Bedroom, 2.00 Bathroom, 2,213 sqft
Residential on 10.01 Acres

NONE, Rural Athabasca County, Alberta

If you have been waiting for the right opportunity to enter the acreage market, this is it! Nestled 15 minutes north of the Town of Athabasca with convenient access right off Highway 813, and best of all, no gravel roads! The home is set on a beautifully treed 10 acre parcel that provides privacy with mature trees screening the property from the highway. Step inside to discover a home full of warmth, with unique features that set it apart from the typical acreage listing. This picturesque 1 1/2 story home is brimming with character and charm offering 4 bedrooms and 2 bathrooms. A beautiful curved staircase, and large windows let you take in all nature has to offer. The home has been freshly painted and is move in ready. Enjoy the detached 24'x24' garage with an overhead door that is heated, and there is also a lean to on the west side. Completing the property is a 32'x60' concrete footing poured in 2014, so you are one step closer to adding that shop you have always wanted. This great acreage is definitely worth a look!

Built in 1980

Essential Information

MLS® #	A2247838
Price	\$525,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	2,213
Acres	10.01
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	682064 Highway 813
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B2

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Sewer Connected
Parking Spaces	10
Parking	Double Garage Detached, Shared Driveway
# of Garages	2

Interior

Interior Features	Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Boiler, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Front Yard, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	7
Zoning	A

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

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.