

## **\$599,000 - 633005 Rg Rd 240, Rural Athabasca County**

MLS® #E4439785

**\$599,000**

5 Bedroom, 3.50 Bathroom, 2,128 sqft

Rural on 8.20 Acres

None, Rural Athabasca County, AB

8.2 ACRE ACREAGE W/ MASSIVE RENOVATED HOME, SHOP, GREENHOUSE, & BARN! Over 2200 sq ft of finished living space. Main floor has 2 pce bath & access to att heated garage, open concept w/ half vault modern kitchen/dining/ & living rm, laundry w/ sink, pantry & storage, & bdrm. New kitchen has white shaker cabinets, island w/ breakfast bar, quartz counter tops, & SS appls. Spacious living room w/ wood stove & access to deck. Large primary bdrm w/ his & hers closets, 3 pce ensuite, 5 pce main bath w/ air tub, & bdrm on upper floor. Bsmt has 2 bdrms, 3 pce bath, cold/storage rm, family rm w/ wood stove & mech rm. Home has updated shingles, furnace & HWT, electrical, new paint, flooring, doors, trim, hand railing, etc. Outside you will find wrap around deck w/ alum handrail, garden beds w/ water, huge garden plot, 30x52 greenhouse w/ heat, raised beds & watering system, 2006 40x60 heated shop w/ mezzanine, 40x40 barn w/ tin roof. Mature yard has 80 fruit trees incl saskatoon, haskap & chokecherries.

Built in 1985

### **Essential Information**

MLS® # E4439785

Price \$599,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,128
Acres	8.20
Year Built	1985
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

### Community Information

Address	633005 Rg Rd 240
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T0G 1Z0

### Amenities

Features	Deck, Greenhouse, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Private Setting, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	20
Zoning	Zone 70

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Listing information last updated on June 18th, 2025 at 8:02am MDT