



GRASSROOTS
REALTY GROUP

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**664020 Range Road 214 Road
Athabasca, Alberta**

MLS # A2302496



\$245,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,551 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	2.99 Acres		
Lot Feat:	Lawn, Level, Many Trees, Private, Secluded		

Heating:	Forced Air, Propane	Water:	Private, Well
Floors:	Carpet, Laminate, Vinyl	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	CR1
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry		

Inclusions: Smaller sea-can, chicken coop, extra garden shed, tarp shed framing, refrigerator in boot room, firepit.

Welcome to peaceful country living just minutes from town! This charming 3-bedroom, 2-bathroom family home sits on 2.99 acres along the highly sought-after Forest Road just outside of Athabasca, offering the perfect blend of rural privacy and everyday convenience. Step inside and feel instantly at home in this well-loved and meticulously cared-for property that truly reflects warmth, comfort, and family togetherness. A boot room addition provides the perfect drop zone for coats, boots, and gear after a day outdoors, while garden doors lead out to a spacious deck, ideal for enjoying morning coffee, family BBQs, or quiet evenings overlooking your property. The acreage offers open free-riding space for kids, animals, and outdoor adventures, making it perfect for families who love the outdoors. Whether it's riding, exploring, or simply enjoying wide-open space, this property provides the lifestyle many dream of. Families will appreciate the school bus stopping right at the property entrance, making busy mornings simple and stress-free. If you're searching for a cozy rural retreat, a fantastic starter acreage, or a place where your family can grow and enjoy country living, this property checks all the boxes. Enjoy the peace and privacy of acreage living while still being only 10 minutes from Athabasca and all its amenities. Country charm, family comfort, and unbeatable location — this is acreage living at its best.