



**682001A Range Road 222.9**  
**Rural Athabasca County, Alberta**

**MLS # A2313597**

**\$289,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Drive Through, Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.66 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	15-68-22-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island		

**Inclusions:** water stand w/hose for cistern, living room tv with mount, 2 outdoor clay pots, lawn tractor, microwave

Have you ever wanted to own your own church? Imagine the possibilities this amazing space could offer&hellip;. studio, workshop, retreat? 1520 sq ft manufactured home with 3 bedrooms and 2 full bathrooms. Beautiful custom kitchen with island will give you an amazing amount of prep and storage space. Home has never been smoked in, original owners. Brand new washing machine June 2026. Foundation is engineered concrete piles, anchored. Natural gas heat. Landscaped yard has a relaxing fire pit area, perfect for enjoying those quiet country evenings and star gazing with zero light pollution. Affordable and very easy to maintain property. Perfect location for anyone that enjoys the outdoors, with excellent access to crown land right from your yard.