



**652028 Range Road 243
Athabasca, Alberta**

MLS # A2314634



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,636 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	149.32 Acres		
Lot Feat:	Farm, Lawn, Level, Many Trees, Pasture, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	16-65-24-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge in shop, washer and dryer in shop, fridge in garage, chicken coop, wood shed, shed, raised garden beds.

Welcome to your dream country escape in the highly sought-after lake region of Athabasca County! Nestled on 149 beautiful acres near Narrow Lake and surrounded by some of Alberta's most beloved recreational lakes — including Baptiste Lake, Island Lake, Long Lake, and Narrow Lake — this exceptional property offers the perfect blend of peaceful rural living and outdoor adventure. Built in 2010, this well-kept bungalow is designed for comfortable country living and features an attached double garage, making it ideal for families, hobby farmers, or anyone craving space and serenity. Offering three bedrooms and two and a half bathrooms on the main floor, this home provides a spacious and functional layout for everyday family living. The partially finished basement offers incredible potential and could nearly double the living space once completed to suit your own style and needs. The property also boasts an impressive 70' x 40' shop complete with French drains, while the back third has been thoughtfully set up for a livestock nursery, offering incredible flexibility for agricultural or hobby farm operations. The section is partially fenced, and approximately 80 acres can be cultivated, creating endless opportunities for farming, livestock, or expanding your homestead vision. The land itself is a beautiful mix of open space and mature trees, providing privacy, tranquility, and stunning natural surroundings. Enjoy the luxury of being just a short walk or bike ride from Narrow Lake, where fishing, boating, and lake life await. Whether you're looking to raise a family in the countryside, start your own farm, establish a recreational retreat, or simply enjoy the peace and quiet of rural Alberta, this property truly has it all. A rare opportunity to own an incredible acreage in one of Athabasca County's most desirable lake areas!