



**GRASSROOTS**  
REALTY GROUP

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685092 Range Road 234  
Rural Athabasca County, Alberta

MLS # A2345884



**\$698,000**

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                     |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | Acreage with Residence, Bungalow                                         |        |                   |
| Size:     | 1,240 sq.ft.                                                             | Age:   | 1950 (76 yrs old) |
| Beds:     | 4                                                                        | Baths: | 2                 |
| Garage:   | Double Garage Detached                                                   |        |                   |
| Lot Size: | 160.00 Acres                                                             |        |                   |
| Lot Feat: | Creek/River/Stream/Pond, Low Maintenance Landscape, Pasture, Private, Se |        |                   |

|             |                         |            |                                        |
|-------------|-------------------------|------------|----------------------------------------|
| Heating:    | Forced Air, Natural Gas | Water:     | Cistern, Well                          |
| Floors:     | Hardwood                | Sewer:     | Open Discharge                         |
| Roof:       | Metal                   | Condo Fee: | -                                      |
| Basement:   | Full                    | LLD:       | 31-68-23-W4                            |
| Exterior:   | Wood Frame              | Zoning:    | A                                      |
| Foundation: | Wood                    | Utilities: | Electricity Paid For, Heating Paid For |
| Features:   | See Remarks             |            |                                        |

Inclusions: n/a

Escape to your own private retreat in Athabasca County, where 160 deeded acres combine with an additional 188 leased acres to create the ultimate Northern Alberta sanctuary. Positioned right next door to Chain Lakes Provincial Park, this property is a true paradise for hunters, anglers, and nature enthusiasts seeking complete seclusion alongside a steady \$2,360 in annual gas lease revenue. At the heart of the acreage sits a fully finished, 1,240 sq. ft. home featuring tasteful updates throughout both the main floor and basement. The manicured grounds feature a maintenance-free deck and concrete pad, surrounding an exceptional set of outbuildings. Infrastructure includes a 42'x72' fully finished main shop with a 16'x14' overhead door, a 30'x60' open-face machine shed for equipment storage, and a specialized 30'x49' building equipped with cold storage, a pellet stove, and a full meat-handling system with an insulated cooler. Turnkey, private, and packed with functional value, this unique property must be seen in person to be fully appreciated.