



GRASSROOTS
REALTY GROUP

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654043 RGE ROAD 222
Athabasca, Alberta

MLS # A2346711



\$435,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,530 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway, Gravel Driveway, Off Street		
Lot Size:	6.60 Acres		
Lot Feat:	Few Trees, Front Yard, Garden, Lawn, Low Maintenance Landscape, Native P		

Heating:	In Floor, Forced Air, Propane	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome home to a beautifully maintained country property where space, comfort and the outdoors come together. Ideally situated on 6.6 acres across from Bison Ridge Estates, this impressive 5-bedroom, 3 $\frac{1}{2}$ -bath home offers over 1,500 sq. ft. of living space above grade, plus additional lower-level living space—making it a wonderful choice for a growing family or anyone looking to enjoy a little more room to breathe. Step inside and you’ll immediately appreciate the vaulted ceilings, abundant natural light and warm, inviting layout. The spacious kitchen offers plenty of cabinetry and workspace, stainless steel appliances and room for family and friends to gather. The stove was replaced in fall 2024 and the dishwasher is new in 2026, while the furnace was replaced around 2021. The open living area is anchored by a cozy fireplace and flows naturally to the outdoor spaces. Step outside onto the balcony or back deck, fire up the barbecue, enjoy your morning coffee, or simply sit back and take in the peaceful country surroundings. Outside is where this property truly shines. The 6.6 beautifully kept acres provide plenty of room for children to play, gardening, outdoor activities and all the possibilities that come with acreage living. The home has also just received a brand-new roof in September 2026, adding another significant recent improvement. The property currently utilizes propane, with natural gas available in the area, and a water vault running across the rear of the property providing the potential to connect to municipal water—an attractive option for the future. Thoughtfully designed, lovingly maintained and surrounded by nature, this is the kind of property where a family can spread out, spend more time outdoors and truly enjoy the country lifestyle—while still being conveniently located near an established residential community. Come for the

space. Stay for the lifestyle. Welcome home to 6.6 acres of country living.