

\$314,000 - 644073 Rr212 Range, Athabasca

MLS® #A2219348

\$314,000

3 Bedroom, 2.00 Bathroom, 1,504 sqft
Residential on 9.88 Acres

Athabasca Town, Athabasca, Alberta

Click brochure link for more details. Welcome to your rural retreat! This beautifully updated 3-bedroom, 2-bathroom 1991 manufactured home with a full addition offers 1,504 sq. ft. of move-in ready living space on a private, treed 9.88-acre parcel. Surrounded by agricultural land and mature forest, this property is ideal for families, homesteaders, hunters, or anyone seeking peaceful country living.

Interior Highlights:

- Fully renovated with vaulted ceilings and abundant natural light
- Bright modern kitchen with updated backsplash, flooring, countertops and cabinets
- Two completely renovated bathrooms
- New durable flooring throughout
- Cozy upgraded wood stove and propane forced air furnace (owned tank)
- Primary bedroom with ensuite and walk-in closet

Exterior Features:

- 6 acres of hay land + 4 acres of mature trees
- Large landscaped yard with perimeter tree cover for privacy
- Raised, enclosed chicken coop with attached run
- Greenhouse and root cellar for year-round growing
- Powered workshop and additional storage sheds



- Drilled well and septic system with new pump (2024)
- Ample parking for 6+ vehicles
- 100-yard shooting and archery range

Location:

- Quiet county road with minimal traffic
- 15 minutes to Boyle, 20 minutes to Athabasca, 1 hour 15 minutes to St. Albert
- Surrounded by prime hunting territory with nearby crown land
- Stunning prairie sunsets, wide skies, and star-filled nights

Zoned for country residential use with room for livestock, gardening, and outdoor living. This unique and well-maintained property combines modern comfort with self-sufficiency and space to grow.

Built in 1991

Essential Information

MLS® #	A2219348
Price	\$314,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,504
Acres	9.88
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	644073 Rr212 Range
Subdivision	Athabasca Town
City	Athabasca

County	Athabasca County
Province	Alberta
Postal Code	T9S 1V7

Amenities

Parking Spaces	6
Parking	Driveway, None, Outside

Interior

Interior Features	See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dryer, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Rolling Slope, Treed
Roof	Asphalt Shingle
Construction	See Remarks, Wood Frame
Foundation	Block

Additional Information

Date Listed	May 9th, 2025
Days on Market	10
Zoning	R1

Listing Details

Listing Office	Honestdoor Inc.
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.