

# \$499,800 - 230060 Township Road 663, Rural Athabasca County

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MLS® #A2209650

**\$499,800**

4 Bedroom, 3.00 Bathroom, 2,693 sqft  
Residential on 12.61 Acres

NONE, Rural Athabasca County, Alberta

Looking for room to breathe, both inside and out? This well-kept 4-level split offers over 2,600 sq ft of living space, designed with family comfort and everyday functionality in mind. With 4 bedrooms plus an office, 3 bathrooms, and generous gathering spaces, there's plenty of room for everyone. Cozy up around the wood-burning fireplace in the living room or enjoy the warmth of the wood stove in the family room off the kitchen. The kitchen features a central island, built-in appliances, and a layout perfect for casual meals or holiday prep. You'll be amazed at the size of the laundry room—so spacious, it could host a gathering of its own! A double attached garage plus a separate 30x40 shop make this a dream for hobbyists, storage needs, or extra parking. Set on 12 peaceful acres, this home offers the best of country living, yet it's just a short drive to town—giving you the balance of privacy and convenience. If you've been dreaming of space, comfort, and a property that's been truly loved and maintained, this is one to see.



Built in 1985

## Essential Information

MLS® #	A2209650
Price	\$499,800
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	2,693
Acres	12.61
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 4 Level Split
Status	Active

### **Community Information**

Address	230060 Township Road 663
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A2

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Jetted Tub
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Window Coverings, Built-In Electric Range
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Other, Private Yard, Storage
Lot Description	Lawn, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame, Wood Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 17th, 2025  
Days on Market            18  
Zoning                      CR

**Listing Details**

Listing Office              ROYAL LEPAGE COUNTY REALTY

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