

\$585,000 - 64 660007 Range Road 224, Rural Athabasca County

MLS® #A2226946

\$585,000

5 Bedroom, 3.00 Bathroom, 2,077 sqft
Residential on 1.39 Acres

NONE, Rural Athabasca County, Alberta

Welcome to your dream home nestled in the beautiful Aspen Ridge Subdivision, just minutes south of Athabasca. This spacious 2,076 sq ft family home offers the perfect blend of comfort, function, and natural beauty, all set on a picturesque 1.39-acre lot with gently rolling topography and a peaceful, park-like setting. Step inside to an inviting open-concept living space featuring a modern kitchen, dining area, and a bright, airy living room—ideal for family gatherings and entertaining. A cozy sitting area just off the foyer offers a quiet retreat for more intimate conversations or relaxing with a good book. Enjoy your morning coffee or evening sunsets from the covered deck, where you can take in serene views of the Tawatinaw Valley. With 5 bedrooms and 3 full bathrooms, there's a room for everyone—including a spacious primary suite complete with a walk-in closet and luxurious 5-piece ensuite featuring a soaker tub and large walk-in shower. The fully finished walk-out basement is designed for fun and function, boasting a generous recreation room, space for a home gym, and even a wet bar—perfect for hosting game nights or relaxing with friends. Ample storage and utility space adds to the home's practicality. Outside, enjoy mature spruce and poplar trees providing privacy and shade, an open lawn area ideal for kids and pets, and a fire pit area for cozy evenings under the stars. A triple



attached garage completes this exceptional property. Whether you're looking for peaceful country living or space to grow, this home has it all. Don't miss your chance to own this slice of paradise in Aspen Ridge!

Built in 2009

Essential Information

MLS® #	A2226946
Price	\$585,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,077
Acres	1.39
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	64 660007 Range Road 224
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S1N6

Amenities

Parking	Asphalt, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Open Floorplan
Appliances	Central Air Conditioner, Dryer, Electric Stove, Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 2nd, 2025
Days on Market	20
Zoning	CR

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.