

\$219,000 - 624066 Rg Rd 240.2, Rural Athabasca County

MLS® #E4429751

\$219,000

2 Bedroom, 1.00 Bathroom, 1,061 sqft

Rural on 6.16 Acres

None, Rural Athabasca County, AB

RECREATION DREAM! 6.16 private mostly treed acres located north of Rochester. 2008 stick built 1060 sq ft 2 bedroom cottage. Home consists of rear porch which houses mechanical, south facing living room with wood pellet stove & door to front deck. Bright kitchen & dining space with white appliances & windows on 3 sides. Down the hall you will find storage space, 3 pce bath, bedroom & laundry area. Large upper primary bedroom loft with access to balcony. Outside there is plenty of storage with 720 sq ft shop and storage lean to. Shop has concrete floor & is insulated. Smaller storage shed, solar system shed (solar system not currently functioning), fire pit with shelter & entertaining area, etc. Property has trails through the trees and is adjacent to the old railway track line (now used for atving). Property is a wildlife haven! Enjoy the sound of the rain on the tin roof & the frogs in the spring time & watch the fireflies, deer, & moose from your living room window.



Built in 2008

Essential Information

MLS® #	E4429751
Price	\$219,000
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	1,061
Acres	6.16
Year Built	2008
Type	Rural
Sub-Type	Cottage
Style	1 and Half Storey
Status	Active

Community Information

Address	624066 Rg Rd 240.2
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T0G 1Z0

Amenities

Features	Deck, Vinyl Windows
Parking Spaces	1

Interior

Heating	Forced Air-1, Propane
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Private Setting, Ravine View, Treed Lot
Construction	Wood
Foundation	Block

Additional Information

Date Listed	April 8th, 2025
Days on Market	8
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 16th, 2025 at 1:17pm MDT