

# \$150,900 - 13, 660022 Range Road 225.5, Rural Athabasca County

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MLS® #A2235744

**\$150,900**

4 Bedroom, 1.00 Bathroom, 1,480 sqft  
Residential on 0.51 Acres

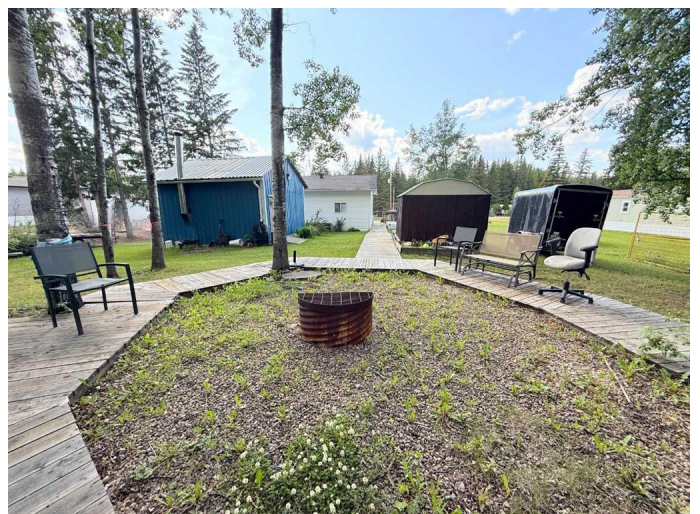
NONE, Rural Athabasca County, Alberta

Affordable living in the country. Large half acre lot with 1480 sq ft manufactured home with 2 additions. Kitchen has been completely renovated, 4 bedrooms and spacious mud room. In 2010, 2 additions were added along with numerous renovations including vinyl siding with rigid foam insulation, vinyl windows, doors, shingles, replaced interior insulation, panels/drywall, furnace, laminate flooring, bathroom fixtures and paint. Landscaped back yard has a raised walkway leading back to a large fire pit area. Spacious 18ft x 18 ft workshop, and shed for extra storage. Located in a condominium community, fees are \$100/mth and cover garbage and road maintenance. Municipal water supply.

Built in 1978

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235744    |
| Price          | \$150,900   |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,480       |
| Acres          | 0.51        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |              |
|--------|--------------|
| Style  | Modular Home |
| Status | Active       |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 13, 660022 Range Road 225.5 |
| Subdivision | NONE                        |
| City        | Rural Athabasca County      |
| County      | Athabasca County            |
| Province    | Alberta                     |
| Postal Code | T9S 2B7                     |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Picnic Area                 |
| Parking Spaces | 4                           |
| Parking        | Off Street, Gravel Driveway |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | See Remarks                                                   |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 2                                                             |
| Fireplaces        | Pellet Stove                                                  |
| Basement          | None                                                          |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Landscaped, Rectangular Lot           |
| Roof              | Asphalt Shingle                       |
| Construction      | Metal Frame, Vinyl Siding, Wood Frame |
| Foundation        | Block                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 40             |
| Zoning         | A              |

### Listing Details

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