

# **\$997,000 - 240002 Twp Rd 674, Rural Athabasca County**

MLS® #E4440154

**\$997,000**

3 Bedroom, 1.50 Bathroom, 1,191 sqft

Rural on 61.10 Acres

Island Lake, Rural Athabasca County, AB

61 ACRES OF LAND with over 1300â€™<sup>TM</sup> LAKEFRONT on Island Lake! RARE OPPORTUNITY to have your own Oasis. Land is blend of ROLLING HILLS, OPEN PASTURE, FOREST AND TREES lines. Fenced with Gates and READY FOR ANIMALS. Yard site has been developed over the last 20 years in stages. Newer Bungalow built in 2012 with all the MODERN LUXURIES AND COMES FULLY FURNISHED. Maple Kitchen, has a large island with eating bar, panty plus a view. Open Dinette with Patio door to COVERED DECK. Corner GAS FIREPLACE in the living room. 2 BEDROOMS UP and a full bathroom. Basement has a 3RD BEDROOM plus a 2 pce bathroom. REC ROOM IS OPEN and ready to develop. High efficiency Furnace and HWT. GUEST HOUSE was the main cabin for years SET UP TO RUN OFF GRID with wood stove, propane and Solar â€” now connected to main service. Garage has lots of BUILT IN STORAGE and a newer door. Multiple sheds, Outhouse, Carport with Metal Roof, Playground, Garden, fire pit and room to play! Zoned AG. Flexible Possession and MOVE IN READY!

Built in 2012

## **Essential Information**

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Price	\$997,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,191
Acres	61.10
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	240002 Twp Rd 674
Area	Rural Athabasca County
Subdivision	Island Lake
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T0S 0A1

### Amenities

Features	No Animal Home, No Smoking Home, See Remarks, Solar Equipment
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Suite	Yes
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Beach Access, Boating, Fenced, Lake Access Property, Lake View, Landscaped, Playground Nearby, Recreation Use, Rolling Land, Subdividable Lot, Waterfront Property

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	46
Zoning	Zone 64

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Listing information last updated on July 19th, 2025 at 4:32am MDT