

\$499,500 - 664082 Rge Rd 181, Rural Athabasca County

MLS® #E4455424

\$499,500

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Rural on 10.38 Acres

None, Rural Athabasca County, AB

Discover your peaceful escape on this 10 acre retreat near Blue Heron Estates just 5 min North of Grassland Alberta. This one-of-a-kind barndominium blends rustic charm with a modern comfort. Featuring a spacious 40 x 60 shop and over 2500 sq ft of versatile living space. Upstairs, enjoy a bright 1200 sq ft home with 2 bedrooms, a full bath, and a sun-filled 4 season sunroom(260 sq ft opening to a deck--perfect fro morning coffee or sunset views! The lower level offers an 800 sq ft family/rec room with a wood stove, rustic bar, TV lounge, second bath, and a dog wash station. The heated 40 x 40 shop with 16 ft ceilings and mezzanine is ideal for hobbyists or mechanics. Outside, relax in the fire put area , enjoy the garden adn landscaping, store gear in the shed and host guests with 3 serviced RV stalls. A rare blend of functionality and charm--this property has it all.

Built in 2017

Essential Information

MLS® #	E4455424
Price	\$499,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,200



Acres	10.38
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	664082 Rge Rd 181
Area	Rural Athabasca County
Subdivision	None
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T0A 1V0

Amenities

Features	Bar, Deck, Exterior Walls- 2"x6", Fire Pit, Gazebo, Parking-Extra, Parking-Plug-Ins, R.V. Storage, Sunroom
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Interior

Heating	Baseboard, In Floor Heat System, Propane
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Low Maintenance Landscape
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 29th, 2025
Days on Market	37
Zoning	Zone 60

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Listing information last updated on October 5th, 2025 at 3:17pm MDT