

\$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€™TM 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

MLS® #

E4440154



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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 |
|----------|---|

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

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|----------------|----------------|
| Date Listed | June 3rd, 2025 |
| Days on Market | 77 |
| Zoning | Zone 64 |

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Listing information last updated on August 19th, 2025 at 12:32am MDT