

# \$552,500 - 6401 Highway 2 West, Athabasca

MLS® #A2197853

**\$552,500**

3 Bedroom, 3.00 Bathroom, 1,293 sqft  
Residential on 2.30 Acres

NONE, Athabasca, Alberta

Once in a lifetime! Here is your opportunity to own right to the Athabasca River. Situated on 2.3 acres inside town limits, you will be able reap the benefits of spacious rural living with the convenience of being in town. Built in 2004, and just over 2,500 sq feet of living space, the home shows PRIDE OF OWNERSHIP! The main floor features a large entry way, a roomy kitchen with stainless steel appliances, including a gas range, well sized dining area just off the kitchen and a living room with gas fireplace overlooking the river. The primary bedroom is an oasis on its own with a large walk in closet, a 4 piece ensuite with corner tub and separate walk in shower, quick access to the laundry room and the bonus feature....a private door that takes you to the covered balcony facing the river. The lower level of the home is a walkout basement with two good sized bedrooms, multiple storage rooms and an expansive recreation room finished in beautiful wood accents on the walls and ceiling. Surrounding the home you will find poured concrete retaining walls creating a private courtyard feel in the back yard; plus there is a large concrete parking pad at the house too. With a covered deck on both the front and back of the house, you can create outside sitting areas that provide protection from the sun and rain. Finishing off the property a few accessory buildings outside; one for utilities and a couple more for all your tools & toys. Property is zoned C3.



Built in 2004

### **Essential Information**

MLS® #	A2197853
Price	\$552,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,293
Acres	2.30
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	6401 Highway 2 West
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1B1

### **Amenities**

Utilities	Electricity Paid For, Heating Paid For, Natural Gas Paid, Sewer Available
Parking	None
Is Waterfront	Yes

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Fire Pit
Lot Description	See Remarks, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	52
Zoning	C3

### **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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