

# \$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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