

# \$424,900 - 190012 Twp Rd 654, Rural Athabasca County

MLS® #A2226676

**\$424,900**

1 Bedroom, 1.00 Bathroom, 2,844 sqft

Residential on 4.87 Acres

Skeleton Lake, Rural Athabasca County, Alberta

UNIQUE AND BRILLIANT – Your very own 4.87 ACRE OASIS! This hidden gem is truly one of a kind – easily one of the nicest properties I’ve seen. Located off a fully paved road, the manicured lot welcomes you with a massive 50x60 shop featuring two separate zones of in-floor heating. One side (30x60) has been transformed into a stunning four-season living space with soaring 16’ ceilings, oversized 14’ and 8’ overhead doors, plus three main doors. Inside, you’ll find a spacious kitchen with a new stove, stainless steel fridge and sink, lower cabinets, countertops, a bright open-concept living and dining area, and a 3-piece bathroom with washer hook-ups. A cozy loft above makes the perfect sleeping area overlooking the grand space below. On the other side (20x60), the potential is limitless – living space ready for finishing touches with framing already in place for 2 bedrooms, 2 bathrooms, kitchen, dining, and living room, all under 12’ ceilings. The thoughtful planning and attention to detail are evident throughout, both inside and out. Step outdoors to enjoy three powered RV sites, a licensed pond stocked with 100 rainbow trout, a powered cook station with fridge, stove, and water access – and even the outhouse is fancy! A firepit area complete with stools is perfect for evening gatherings. You’re just a short walk to Skeleton Lake North, where you’ll find a boat launch, beach, and swimming area.



Conveniently located just 15 minutes from Boyle, 1.5 hours to Edmonton, and 2.5 hours to Fort McMurray. \*\*SEPTIC 2400 GAL. CISTERN 2800 GAL APPROX. 200 AMP SERVICE with 100 AMP service to the shop.\*\*

Built in 2021

### Essential Information

MLS® #	A2226676
Price	\$424,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	2,844
Acres	4.87
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	190012 Twp Rd 654
Subdivision	Skeleton Lake
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T0A0M0

### Amenities

Parking Spaces	6
Parking	Off Street, Quad or More Detached, RV Access/Parking, RV Garage
# of Garages	4
Waterfront	Beach Access, Lake Privileges

### Interior

Interior Features	No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Bar Fridge, Refrigerator, Stove(s)

Heating	In Floor, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Fire Pit, Outdoor Kitchen, Private Entrance, Private Yard, RV Hookup, Storage
Lot Description	Cleared, Creek/River/Stream/Pond, Few Trees, Front Yard, Interior Lot, Lake, Landscaped, Private
Roof	Metal
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 9th, 2025
Days on Market	18
Zoning	RES

## Listing Details

Listing Office	RE/MAX Connect
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