

# \$339,900 - 29 653043 Rge Rd 173, Caslan

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MLS® #A2229377

**\$339,900**

4 Bedroom, 2.00 Bathroom, 1,023 sqft

Residential on 0.83 Acres

Caslan, Caslan, Alberta

Enjoy the best of country living with this updated 4-bedroom, 2-bathroom home situated on a spacious acreage—perfect for outdoor enthusiasts and those seeking privacy. Offering over 1,000 sq ft of cozy living space, this home has been fully upgraded, including a professionally developed basement that adds a large family/games room, 3-piece bathroom, and a generous 4th bedroom or guest suite.

The main floor features an open-concept kitchen and dining area that flows seamlessly into a spacious living room. You'll also find three bedrooms, a 4-piece bathroom, and stylish upgrades like vinyl plank and ceramic tile flooring.

A large, heated 2-door garage provides ample space for vehicles, toys, and tools. The expansive yard is partially fenced for added privacy—bordered by a neighbor on one side and a peaceful green zone on the other. There's also plenty of room for RVs and recreational gear.

Forget hauling water—this property is equipped with its own well, septic tank, and field. Located just 15 minutes from Boyle in the friendly rural community of Caslan, you're surrounded by lakes like nearby Buck Lake, with excellent opportunities for fishing, boating, and hunting thanks to nearby crown land.



Whether you're looking for a comfortable full-time residence or a year-round getaway, this property delivers the perfect blend of tranquility, recreation, and modern convenience.

Built in 1990

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2229377                         |
| Price          | \$339,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,023                            |
| Acres          | 0.83                             |
| Year Built     | 1990                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 29 653043 Rge Rd 173 |
| Subdivision | Caslan               |
| City        | Caslan               |
| County      | Athabasca County     |
| Province    | Alberta              |
| Postal Code | T0A 0R0              |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks                                            |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Water Softener |
| Heating           | Forced Air                                                             |
| Cooling           | None                                                                   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Yard, Irregular Lot, Lawn, Many Trees, See Remarks |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | June 11th, 2025     |
| Days on Market | 4                   |
| Zoning         | country residential |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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