

# \$337,500 - 2909 45 Avenue, Athabasca

MLS® #A2078140

**\$337,500**

4 Bedroom, 3.00 Bathroom, 1,088 sqft

Residential on 0.21 Acres

Athabasca Town, Athabasca, Alberta

Prime Location Awaits! Discover this comforting fully finished bungalow nestled in the desirable Cornwall Estates, occupying a prestigious corner lot with convenient lane access on two sides. Embrace the rare gem of privacy within this vibrant, family-oriented neighborhood, courtesy of the fenced yard and mature tall trees that border one side of the property.

Step inside to bask in the warmth of abundant natural light that bathes the kitchen and living room, creating an inviting ambiance throughout. The main floor showcases three bedrooms, two bathrooms, a generously sized kitchen with a spacious pantry, and a comfortable living room, perfect for quality family time and gatherings.

The finished basement is thoughtfully designed to cater to your entertainment needs, whether it be family movie nights or hosting friends. An ideal haven awaits with a dedicated bedroom for your teenager or a generously sized guest bedroom for accommodating visitors. The basement also offers ample storage space, a convenient washroom, and a well-appointed laundry room, ensuring practicality and ease of use. Indulge in the tranquility of the fully fenced backyard, featuring ample deck space for outdoor relaxation and two storage sheds for all your organizational needs. Additionally, a large gate conveniently opens to the alley, simplifying the process of storing your RV during the winter months.



With a total of four bedrooms, three bathrooms, and numerous upgrades completed over the years, this residence is poised to become your family's cherished home. Enjoy the unparalleled convenience of close proximity to a primary school, bus exchange, and a multitude of amenities, all within easy walking distance. Claim this exceptional property as your own and embrace the lifestyle you've been longing for. Welcome to a place you'll proudly call "home."

Built in 1992

### **Essential Information**

MLS® #	A2078140
Price	\$337,500
Sold Price	\$331,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,088
Acres	0.21
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### **Community Information**

Address	2909 45 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1N8

## Amenities

Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Parking Pad, RV Access/Parking

## Interior

Interior Features	Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Lane, Corner Lot, Front Yard, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 4th, 2023
Date Sold	January 28th, 2024
Days on Market	145
Zoning	R1
HOA Fees	0.00

## Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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