

# \$465,000 - 4001 Champagne Drive, Athabasca

MLS® #A2089546

**\$465,000**

4 Bedroom, 3.00 Bathroom, 1,511 sqft

Residential on 0.24 Acres

Athabasca Town, Athabasca, Alberta

Surround yourself with the beautiful finishings of this executive home located in the Hees Estates neighborhood. This bungalow, with a full walk out basement, will have you wanting to entertain your friends and family for years to come. Large inviting entry with an open concept and serene views of the environmental reserve behind your back yard. The kitchen has everything you need to create those amazing meals. It is well laid out and has lots of cupboards, granite countertops, and a touch faucet. The living room and dining room have large windows and there is a door to the covered deck. The master bedroom has a gorgeous en-suite that has a walk in shower and soaker tub. The second bedroom can also double as an office and is right beside the 4 piece main bathroom. The basement has in-floor heating, 2 bedrooms, 4 piece bathroom and a laundry room with storage. Don't forget about the theatre room that has great seating opportunity and would be great for movie night or to watch the game. The recreation room has tile floors, roughed in for a wet bar and walks out to the covered patio and fenced back yard.

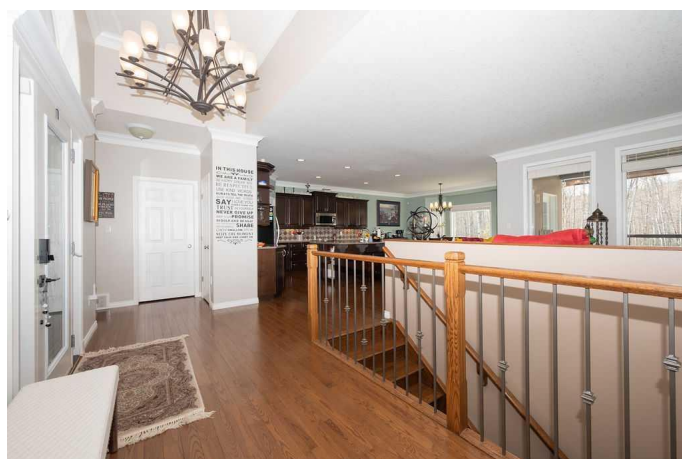
Built in 2009

## Essential Information

MLS® # A2089546

Price \$465,000

Sold Price \$455,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,511
Acres	0.24
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### **Community Information**

Address	4001 Champagne Drive
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1J2

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden
Lot Description	Gentle Sloping, No Neighbours Behind, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	ICF Block

**Additional Information**

Date Listed	October 27th, 2023
Date Sold	February 13th, 2024
Days on Market	109
Zoning	R2
HOA Fees	0.00

**Listing Details**

Listing Office            ROYAL LEPAGE COUNTY REALTY

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