

# \$299,900 - 4801 45 Avenue, Athabasca

MLS® #A2108496

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,170 sqft

Residential on 0.23 Acres

Athabasca Town, Athabasca, Alberta

The perfect house in a quiet neighbourhood. This 3 bedroom home is situated on a large corner lot on the old high school hill. As you walk through the front door you are immediately drawn to the large mudroom and open concept of the house. The living room is spacious and welcoming with a wood stove, hardwood floors and large windows allowing for lots of sunlight to shine in. The kitchen features stainless steel appliances, granite countertops, and a large sit at island. 2 bedrooms and a bathroom complete the main floor. The basement is completely finished and is currently set up as a mother in law suite. If you don't need the suite it can easily be turned into a games room with wet bar for entertaining. A bathroom, bedroom and laundry room finish the basement. The yard is fenced on 3 sides and is treed allowing for lots of privacy. There is a concrete parking pad in the backyard and plenty of room to build a garage in the future. This home has endless possibilities.

Built in 1967

## Essential Information

MLS® #	A2108496
Price	\$299,900
Sold Price	\$283,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,170
Acres	0.23
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

### **Community Information**

Address	4801 45 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1H9

### **Amenities**

Utilities	Electricity Connected
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 16th, 2024
Date Sold	July 9th, 2024
Days on Market	144
Zoning	R1
HOA Fees	0.00

**Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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