

# \$389,900 - 2705 46 Avenue, Athabasca

MLS® #A2116193

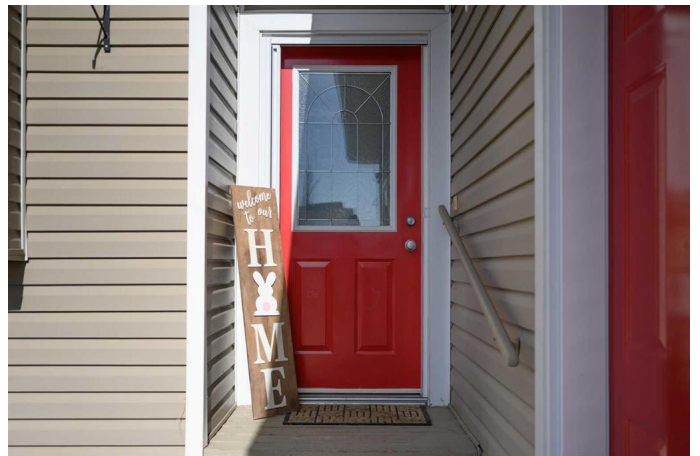
**\$389,900**

5 Bedroom, 3.00 Bathroom, 1,464 sqft

Residential on 0.16 Acres

Athabasca Town, Athabasca, Alberta

Welcome to your Dream Home! Nestled in the heart of Cornwall Estates this fully finished bi-level offers an unparalleled living experience, designed to cater to a variety of lifestyles. This meticulously designed property boasts an impressive 2800+ (total) square feet of finished interior living space. Featuring five generously sized bedrooms and three full bathrooms, this home is perfect for growing families, professionals seeking a spacious work-from-home environment, or anyone in between. The heart of this home is undeniably its open and bright living area, accentuated by 9 ft ceilings and high-end floors that add a touch of elegance to the overall aesthetic. The huge kitchen island serves as the centerpiece, providing ample space for meal preparation and casual dining, making it an ideal spot for entertaining guests or enjoying quality family time. In addition to the ample living and dining areas, this home features a large family room in the basement and an additional flex room, offering endless possibilities for customization according to your lifestyle needs. Whether you're envisioning a lively game room, a peaceful home office, or a creative studio, the capability for personalization is boundless. Step outside to the 3 season-enclosed sunroom off the kitchen. This area invites you to enjoy the beauty of outdoor living with the comfort of indoor amenities, making it an exceptional spot for relaxing, dining al fresco, or entertaining guests in a private and bug-free setting. Every detail of this home has been



thoughtfully designed to provide a perfect blend of style, functionality, and comfort. With its spacious interiors, versatile rooms, exceptional heating features, and prime location, this is more than just a house—it's a place you'll be proud to call home.

Built in 2007

**Essential Information**

MLS® #	A2116193
Price	\$389,900
Sold Price	\$380,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,464
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

**Community Information**

Address	2705 46 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1N4

**Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Off Street, Oversized, Parking Pad

**Interior**

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Crown Molding,
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Appliances	Double Vanity, High Ceilings, Kitchen Island, Pantry, Vinyl Windows Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, ENERGY STAR Qualified Equipment, Natural Gas, See Remarks
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame
Foundation	ICF Block

## Additional Information

Date Listed	March 20th, 2024
Date Sold	July 25th, 2024
Days on Market	126
Zoning	R2
HOA Fees	0.00

## Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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