

# \$379,000 - 4610 Brown Court, Athabasca

MLS® #A2146958

**\$379,000**

4 Bedroom, 3.00 Bathroom, 1,637 sqft

Residential on 0.42 Acres

Athabasca Town, Athabasca, Alberta

Welcome to 4610 Brown Court, one of the largest lots in the Hees Estates subdivision. This well kept family home has had some major updates and is ready for you to enjoy all the neighborhood and town has to provide. The home offers OVER 2500 SQ. FT. which includes 4 bedrooms and 2 1/2 bathrooms. Nice sized entry and a living room complete with a piano! Large dining room and an eating area off the kitchen that looks over the massive back yard. The master suite is on the top level of the home giving you a sense of privacy. The rec room on the lower level has a beautiful gas fireplace and an amazing bar that will definitely impress. This level also houses the laundry room that does have a laundry chute from the main bathroom. Attached double heated garage and a parking pad that will also fit your RV tucked in on the side of the home. Large fenced back yard, firepit area, green house with the gazebo on the deck and natural gas barbeque staying. High efficiency furnace installed in 2012. New shingles, eaves and downspouts in 2022. Windows replaced to vinyl, low-e argon filled triple pane in 2022. Time to make this great neighborhood and home yours.

Built in 1986

## Essential Information

MLS® # A2146958

Price \$379,000



Sold Price	\$365,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,637
Acres	0.42
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

### **Community Information**

Address	4610 Brown Court
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1J5

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached

### **Interior**

Interior Features	Bar, Ceiling Fan(s), Kitchen Island, Pantry, Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Back Yard, Cul-De-Sac, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 4th, 2024
Date Sold	October 11th, 2024
Days on Market	99
Zoning	R2
HOA Fees	0.00

**Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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