

\$334,500 - 4500 32 Street, Athabasca

MLS® #A2151158

\$334,500

4 Bedroom, 3.00 Bathroom, 1,313 sqft

Residential on 0.17 Acres

Athabasca Town, Athabasca, Alberta

Located on a quiet cul-de-sac this walkout bi-level backs onto a picturesque field. This bi-level boasts an array of features perfect for an active family. With four spacious bedrooms, three full bathrooms, and a large kitchen with an island, this home offers ample space and functionality. The walkout basement reveals a generous family room that opens to a fenced yard, ideal for gatherings and play. Say goodbye to your lawnmower, as this expansive lot requires minimal maintenance. The backyard features several outbuildings, providing endless possibilities for storage, a 'Man Cave,' a 'She Shed,' or even both! The cedar shelter is a perfect spot for a hot tub or an outdoor kitchen, creating an inviting oasis for relaxation and entertainment. Additional highlights include a double attached garage, a large concrete parking pad, and proximity to the primary school, parks, and amenities.

Built in 1993

Essential Information

MLS® #	A2151158
Price	\$334,500
Sold Price	\$332,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,313
Acres	0.17



Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	4500 32 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1P1

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	Kitchen Island, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Pie Shaped Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2024
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Date Sold	August 7th, 2024
Days on Market	14
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office ROYAL LEPAGE COUNTY REALTY

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