

\$349,900 - 55 Tawatinaw Drive, Athabasca

MLS® #A2154898

\$349,900

5 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 2.57 Acres

NONE, Athabasca, Alberta

Located on a corner lot in the family-oriented country residential acreage subdivision of Century Estates, this charming 5-bedroom, 3-bathroom bungalow offers a perfect blend of country living and modern convenience. Spanning 1400 square feet, this home sits on 2.5 acres, providing ample space for outdoor activities and gardening. The property features a double detached garage, with insulated walls, a concrete floor, and is fully wiredâ€”ideal for extra storage or workshop space. The subdivision is enriched with several amenities, including a nearby park, many trails perfect for walking, ATV adventures, or berry picking, and an outdoor skating rink located in Colinton, just a five-minute drive away. This home is a fantastic opportunity for families, offering great value for its price. While it has been lovingly lived in over the years, it invites your personal touch and cosmetic upgrades to make it truly shine. Embrace the tranquil lifestyle acreage living offers, where you can enjoy peaceful surroundings and still feel a sense of community with neighbors close by. All while town amenities are just a short drive away for your convenience.

Built in 2009

Essential Information

MLS® # A2154898

Price \$349,900



Sold Price	\$337,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,400
Acres	2.57
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	55 Tawatinaw Drive
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T0G 0R0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available
Parking Spaces	12
Parking	Double Garage Detached, Driveway, Garage Door Opener, Gravel Driveway, Insulated, Oversized, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Oven, Range Hood, Refrigerator, Satellite TV Dish, Washer
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Storage
-------------------	-------------------

Lot Description	Corner Lot, Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 2nd, 2024
Date Sold	August 27th, 2024
Days on Market	25
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.