

\$319,900 - 2906 45 Avenue, Athabasca

MLS® #A2156237

\$319,900

4 Bedroom, 3.00 Bathroom, 1,293 sqft

Residential on 0.17 Acres

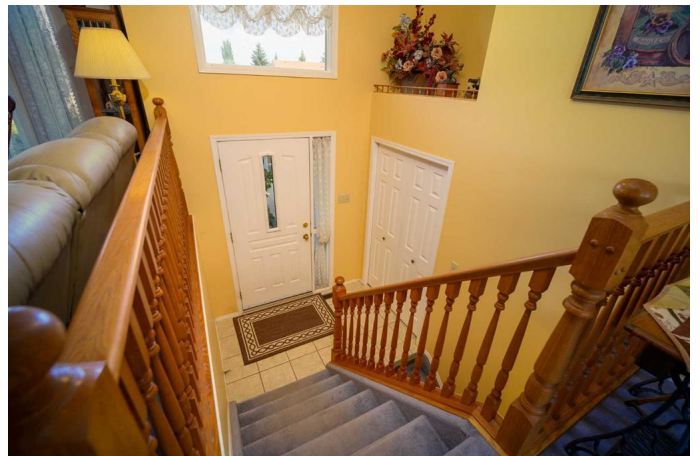
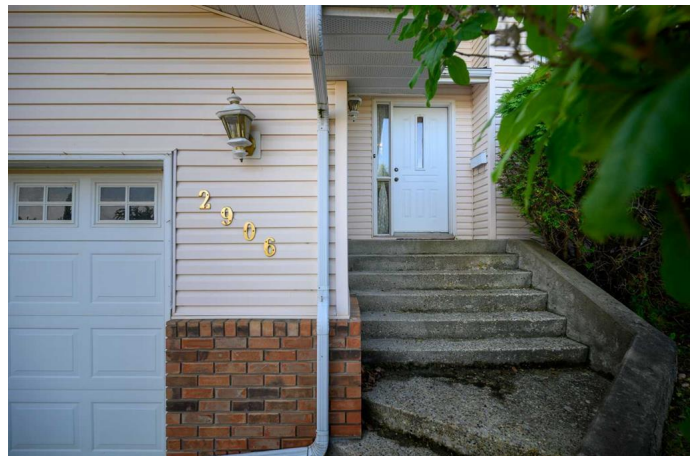
Athabasca Town, Athabasca, Alberta

Check out this spacious 4-bedroom, 3-bathroom family home in the family-oriented neighborhood of Cornwall Estates. With a double attached garage and a semi-private backyard that backs onto a quiet field, this home offers both comfort and convenience. This Bi-level home is perfect for growing families, with plenty of space to make your own. While the home has been well-maintained, it presents a wonderful opportunity for personalization and updates to truly make it yours. Located close to a primary school and an array of amenities, including Tim Horton's, Boston Pizza, Dairy Queen, an outdoor skating rink, tennis courts, and walking trails this home is ideally situated for a vibrant family lifestyle.

Built in 1992

Essential Information

MLS® #	A2156237
Price	\$319,900
Sold Price	\$309,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,293
Acres	0.17
Year Built	1992
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2906 45 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1N8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2024
Date Sold	October 2nd, 2024
Days on Market	54

Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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