

\$408,000 - 4613 Champagne Drive, Athabasca

MLS® #A2190259

\$408,000

4 Bedroom, 3.00 Bathroom, 1,282 sqft
Residential on 0.27 Acres

Athabasca Town, Athabasca, Alberta

Discover the perfect blend of comfort and craftsmanship in this beautifully maintained home, originally owned and thoughtfully updated. Boasting 1,282 sq. ft. (UPPER FLOORS) PLUS 950 sq. ft. (LOWER FLOOR) PLUS 587 sq. ft. (BASEMENT does included crawl space) of living space, this residence features stunning hardwood floors and elegant granite countertops. Recent enhancements include modern light fixtures, fresh paint, upgraded sinks and toilets, as well as shelving in closets and a pantry, ensuring both style and functionality. Step inside the spacious kitchen, where a back deck awaits—ideal for enjoying morning coffee or unwinding in the afternoon. The backyard offers a serene retreat, backing up to lush green space that provides a tranquil atmosphere. Adding to the appeal is a floating pad accessible from the walkout family room, perfect for outdoor entertaining or relaxation. The large surface in front of the home offers a welcoming spot to connect with neighbors and foster community spirit. Don't miss out on this exquisite property that combines quality living with an inviting outdoor experience!

Built in 1992

Essential Information

MLS® #	A2190259
Price	\$408,000



Sold Price	\$385,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,282
Acres	0.27
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	4613 Champagne Drive
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S1J5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street

Interior

Interior Features	No Smoking Home, See Remarks, Closet Organizers, Granite Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Garage Control(s), Refrigerator, Window Coverings, Electric Range, Range Hood, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
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Lot Description	Back Yard, Landscaped, Backs on to Park/Green Space, Front Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete, Piling(s)

Additional Information

Date Listed	January 25th, 2025
Date Sold	March 11th, 2025
Days on Market	44
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE
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