

\$619,900 - 4011 Champagne Drive, Athabasca

MLS® #A2196431

\$619,900

5 Bedroom, 4.00 Bathroom, 2,282 sqft

Residential on 0.28 Acres

Athabasca Town, Athabasca, Alberta

Nestled in the serene neighborhood of Hees Estates, this custom-built walkout bungalow is the perfect blend of luxury, comfort, and functionality. With no neighbors behind and a spacious fenced yard backing onto trees, this home offers the kind of tranquility that makes you want to settle in and stay a while. Step inside to soaring ceilings, rich hardwood floors, and granite countertops throughout. The heart of the home, the large kitchen, is built for gathering, featuring a gas range, built-in oven and microwave, and ample counter space to make cooking a joy. The open-concept living area is bathed in natural light from oversized windows, all centered around a stone-faced gas fireplace that invites relaxation. With five bedrooms and four bathrooms, this home is designed for both space and privacy. The primary suite is a true retreat, offering a massive walk-in closet, a luxurious en-suite with a soaker tub and separate shower, dual sinks, and private access to the expansive deck. The Jack-and-Jill bedrooms on the main floor, connected by a shared bathroom, create the perfect setup for kids or guests.

Downstairs, the walkout basement is an entertainer's dream. A sprawling family room and adjoining flex space (currently a gym) offer endless possibilities. The wet bar, the size of a full kitchen, includes a wine fridge, bar fridge, half dishwasher, island, and tons of cabinetry—ideal for hosting long-term guests, or even an in-law suite. And for those who love to unwind in style, there's a



steam shower in the basement bathroom. Movie nights, game days, or even a full-scale golf practice session? You can have it all in the massive theatre room, currently set up as a golf simulation space. While the sellers will be taking the golf simulator and flooring, the wiring will remainâ€”ready for a new simulator, an archery simulation setup, or a state-of-the-art theatre experience. Practical features abound too, in-floor heating in the basement and garage, central air conditioning, central vacuum, a well-appointed laundry room with cabinetry and sink, and ample basement storage. And beyond the home itself, Hees Estates offers a lifestyle thatâ€™s hard to beat. With valley views throughout, a peaceful atmosphere, and a community skating rink and park in the heart of the neighborhood, this is a place where families grow, memories are made, and everyday life feels just a little more special. If youâ€™ve been searching for a home that blends luxury, warmth, and the perfect setting, this one is not to be missed.

Built in 2009

Essential Information

MLS® #	A2196431
Price	\$619,900
Sold Price	\$605,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,282
Acres	0.28
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4011 Champagne Drive
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1J2

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage

Interior

Interior Features	Pantry, Storage, Bar, Bookcases, Built-in Features, Closet Organizers, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)
Appliances	Dryer, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Warming Drawer, Wine Refrigerator
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Landscaped, City Lot, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2025
Date Sold	April 2nd, 2025
Days on Market	38

Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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