

\$384,900 - 3109 47 Av, Athabasca Town

MLS® #E4432398

\$384,900

3 Bedroom, 2.00 Bathroom, 1,279 sqft
Single Family on 0.16 Acres

Athabasca Town, Athabasca Town, Alberta

Don't miss this rare opportunity – homes like this don't come up often, especially with today's housing shortage. Located in the vibrant Cornwall community of Athabasca, this home is perfectly situated near the primary school, hospital, restaurants, and shopping. It's ideal for families, professionals, or anyone looking for comfort and convenience. This masterfully restored split-level home is packed with character and thoughtful upgrades. Pride of ownership is obvious throughout – from the stylishly renovated kitchen to the smartly finished basement. And don't overlook the ultimate bonus: a fantastic garage hangout space that's perfect for relaxing or entertaining. The beautifully landscaped yard is equally impressive – charming, functional, and ready for sunny days. Whether you're sipping coffee on the patio or hosting a BBQ, this yard is made to be enjoyed. (id:6289)

Built in 1992

Essential Information

Listing #	E4432398
Price	\$384,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,279
Acres	0.16
Year Built	1992



Type	Single Family
Sub-Type	Freehold

Community Information

Address	3109 47 Av
Subdivision	Athabasca Town
City	Athabasca Town
Province	Alberta
Postal Code	T9S1N2

Amenities

Amenities	Playground, Schools, Shopping, Vinyl Windows
Features	Level
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Fan, Refrigerator, Washer
Heating	Forced air
Fireplace	Yes
Fireplaces	Wood
# of Stories	2

Listing Details

Listing Office	RE/MAX Excellence
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