# \$384,900 - 3109 47 Avenue, Athabasca Town

MLS® #E4432398

## \$384,900

3 Bedroom, 2.00 Bathroom, 1,279 sqft Single Family on 0.00 Acres

Athabasca Town, Athabasca Town, AB

Don't miss this rare opportunity â€" homes like this don't come up often, especially with today's housing shortage. 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 â€" 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 â€" 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.

Built in 1992

# **Essential Information**

MLS® # E4432398 Price \$384,900

Lease Rate \$15
Bedrooms 3
Bathrooms 2.00







Full Baths 2

Square Footage 1,279 Acres 0.00

Year Built 1992

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey Split

Status Active

# **Community Information**

Address 3109 47 Avenue
Area Athabasca Town
Subdivision Athabasca Town
City Athabasca Town

County ALBERTA

Province AB

Postal Code T9S 1N2

## **Amenities**

Amenities Off Street Parking, Parking-Plug-Ins, Vaulted Ceiling, Vinyl Windows

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door, See Remarks

Stories 3

Has Basement Yes

Basement Partial, Unfinished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped, Level Land, Playground Nearby, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 24th, 2025

Days on Market 188

Zoning Zone 60

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