# \$398,000 - 3109 47 Avenue, Athabasca

MLS® #A2213807

### \$398,000

3 Bedroom, 2.00 Bathroom, 1,279 sqft Residential on 0.14 Acres

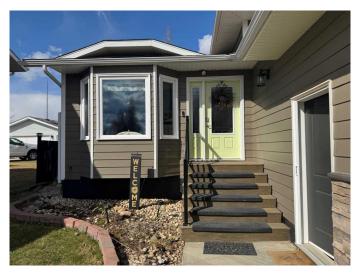
Athabasca Town, Athabasca, Alberta

Don't miss this rare opportunity â€" 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 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 1996

#### **Essential Information**

MLS®# A2213807 Price \$398,000

Bedrooms 3 Bathrooms 2.00 Full Baths 2

Square Footage 1,279 Acres 0.14 Year Built 1996

Residential Type Sub-Type Detached Style 3 Level Split

Status Active

## **Community Information**

Address 3109 47 Avenue Subdivision Athabasca Town

City Athabasca

County Athabasca County

Province Alberta Postal Code T9S 1N2

#### **Amenities**

Parking Spaces 4

Parking **Double Garage Attached** 

# of Garages 2

#### Interior

Vinyl Windows, Ceiling Fan(s), Quartz Counters, Vaulted Ceiling(s) **Interior Features** 

Dishwasher, Dryer, Refrigerator, Washer, Range Appliances

Forced Air, Natural Gas Heating

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Unfinished, Partial Basement

#### **Exterior**

Exterior Features Garden

Lot Description Back Yard, Front Yard, Landscaped, Rectangular Lot, Garden, Lawn, No

**Neighbours Behind** 

Roof Asphalt Shingle

Construction Wood Frame, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 24th, 2025

Days on Market 123

Zoning 60

## **Listing Details**

Listing Office RE/MAX EXCELLENCE

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