

# \$345,000 - 4515 B 33 Street, Athabasca

MLS® #A2223950

**\$345,000**

4 Bedroom, 2.00 Bathroom, 1,123 sqft

Residential on 0.09 Acres

Athabasca Town, Athabasca, Alberta

Welcome to this beautifully maintained family home nestled on a desirable corner lot in one of Athabasca's most sought-after neighborhoods. Just steps from the hospital, police station, primary school, playground, and other essential amenities, this home offers the perfect blend of convenience and community.

Inside, you'll find soaring ceilings and an abundance of functional living space. The main floor features three comfortable bedrooms and a full bathroom, ideal for family living. The lower level offers a spacious living room perfect for gatherings, while the fully finished basement adds even more versatility with an additional bedroom, a large rec room, and a stylish three-piece bathroom complete with a walk-in tiled shower. A separate laundry area with a utility sink adds practicality to your daily routine.

Enjoy your morning coffee on the private balcony off the master bedroom, or entertain guests in the beautifully treed backyard. Fully fenced and complete with a storage shed, this outdoor space is ideal for children, pets, and family barbecues.

This home truly checks all the boxes for growing families looking for comfort, style, and location. Some recent upgrades that are notable newer roof, and all new vinyl windows throughout. Some newer appliances.. some newer paint.



Built in 1992

**Essential Information**

MLS® #	A2223950
Price	\$345,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,123
Acres	0.09
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	4515 B 33 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1P5

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Ceiling Fan(s), Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Balcony, Private Yard, Storage
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Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	55
Zoning	R3

### **Listing Details**

Listing Office	RE/MAX EXCELLENCE
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