

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

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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 – 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.

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
Type	Residential
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

Interior Features	Vinyl Windows, Ceiling Fan(s), Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Unfinished, Partial

## 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	104
Zoning	60

### **Listing Details**

Listing Office	RE/MAX EXCELLENCE
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