

\$290,000 - 4522 31 Street, Athabasca

MLS® #A2249440

\$290,000

4 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.14 Acres

Athabasca Town, Athabasca, Alberta

Charming Bi-Level Home in a Family-Friendly Neighborhood

Welcome to this inviting 4 bedroom, 2-bathroom home offering plenty of space for your family to enjoy. The main level boasts a well appointed kitchen, a bright and spacious living room, 4 piece bathroom, and 3 large bedrooms. The partially developed basement provides endless possibilities - create a family room, home office, or play area to suit your lifestyle. You will also find a fourth bedroom that just needs a few finishing touches to make it the perfect guest room, laundry/utility area and a room to use as extra storage. Situated in a desirable neighborhood, this home is conveniently close to the primary school; making it an excellent choice for families with children. Functional design, endless potential - move in and make it yours!

Built in 1988

Essential Information

MLS® #	A2249440
Price	\$290,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.14
Year Built	1988



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4522 31 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1N9

Amenities

Parking Spaces	2
Parking	Off Street, Stall, Gravel Driveway

Interior

Interior Features	Storage
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	August 20th, 2025
Days on Market	22
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.