

2814 45 Avenue
Athabasca, Alberta

MLS # A2281401



\$385,999

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,270 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Hot Tub (as is), Pool table and arcade games can be negotiated, Storage shed

Beautifully maintained 5-bedroom, 3-bath bi-level home in sought-after Cornwall. Meticulously cared for and thoughtfully laid out, this home offers 3 bedrooms on the main level, including a spacious primary bedroom with walk-in closet and 3-piece ensuite. Two additional bedrooms and a 4-piece main bath are also located on the main floor. The bright, spacious kitchen features ample counter space, newer appliances, and a dining area that overlooks the backyard. The inviting living room with vaulted ceiling, gas fireplace, and views of the front yard— is perfect for relaxing or entertaining. The fully finished basement provides even more living space with 2 additional bedrooms, a large family room with gas stove, a 4-piece bathroom, and a convenient laundry/utility room. Additional highlights include a heated double attached garage, raised back deck, new furnace and hot tub (sold as-is). Located in a fantastic neighborhood within a great community, this home truly has it all. A wonderful opportunity—don't miss your chance to make it yours.