



GRASSROOTS
REALTY GROUP

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5300 43 Avenue
Athabasca, Alberta

MLS # A2229355



\$347,000

Division:	Athabasca Town		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,647 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Storage Shed, Tarp Shelter

Spacious family home with a huge backyard on a quiet street in Athabasca. At 5300 43 Ave you have a recently updated, well maintained 2 storey home in a very desirable area of town. The home features 4 generous sized bedrooms with a 3 piece bathroom on the upper level. The main floor has a good sized kitchen, spacious dining area, den/office and living room with wood burning fireplace overlooking the front yard. The basement is fully finished, with family room area, flex room and another 3 piece bathroom. There is plenty of parking with driveway right to the backyard, attached garage measuring 14'6"w x 22'd, tarp shelter and storage shed. The backyard is HUGE! You don't back on to neighbors so it is private and fully fenced. The home has been well cared for and looked after and has seen a number of renovations and updates including new flooring in some rooms, vinyl windows, eavestrough covers, newer furnace and new water heater. This is a great home for any size of family, plenty of room to live and play and you have to love the location!