



GRASSROOTS
REALTY GROUP

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**5009 52 Avenue
Athabasca, Alberta**

MLS # A2239715



\$335,000

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,381 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.62 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind		

Heating: Forced Air, Propane

Floors: Ceramic Tile, Cork, Laminate

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Mixed

Foundation: Poured Concrete

Features: Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island

Water: Cistern

Sewer: Holding Tank

Condo Fee: -

LLD: 20-66-22-W4

Zoning: UR

Utilities: Electricity Connected, Propane

Inclusions: All Outbuildings

Seriously a one of a kind property with a view that no one else has! Built in 1978, this 1380 sq. ft. home has so much to offer, 3 bedrooms up, renovated bathroom with a walk in shower and corner jet tub. Kitchen with stainless steel appliances, island and quartz counter tops. Living room has a wood burning fireplace and the view is second to none. A 2 piece bathroom and laundry room located at the back entry. The full basement has high ceilings and some construction, but you can double your square footage by finishing this space. The double garage is attached to the house by the breezeway and you can easily add a woodstove or propane heater. Relax on the composite deck overlooking our gorgeous town!