



GRASSROOTS
REALTY GROUP

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4522 31 Street
Athabasca, Alberta

MLS # A2249440



\$290,000

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,010 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Off Street, Stall		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Storage		

Inclusions: N/A

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!