



**GRASSROOTS**  
REALTY GROUP

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**4509 30 Street**  
**Athabasca, Alberta**

**MLS # A2252705**



**\$405,000**

<b>Division:</b>	Athabasca Town		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Vinyl Windows, Walk-In Closet(s)

**Water:** Public

**Sewer:** Public Sewer

**Condo Fee:** -

**LLD:** 15-66-22-W4

**Zoning:** R2

**Utilities:** -

**Inclusions:** Swiftnet wifi router, shelf in laundry room, shelf in garage

Beautiful family home in Cornwall Estates. This spacious 5 bedroom, 3 bathroom home in Athabasca, Alberta has generous-sized bedrooms and a thoughtfully designed layout, there's room for the whole family. You'll love the bright living room with a cozy gas fireplace, kitchen that has a door to the deck so that you can enjoy the view of the greenspace. The large family room in the walkout basement provides the extra family space and an additional entrance to the home. The laundry/utility room is oversized, giving you all the space you need to stay organized. There is even a cold room for extra storage. Upgrades include all new windows and exterior doors installed this spring, ensuring efficiency and peace of mind. Plus a newer hot water tank! The back yard is fenced and you have one of the largest lots in the neighborhood, including a gate to the greenspace! The 24'x24' double attached garage and great curb appeal complete the package. Backing onto greenspace with the community outdoor skating rink just steps away, this home combines privacy with a wonderful neighborhood setting. This is a must-see home for families looking for space, upgrades, and a fantastic location!