



**4102 Hees Drive
Athabasca, Alberta**

MLS # A2254253



\$529,900

Division:	Athabasca Town		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,075 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Storage		

Inclusions: N/A

Welcome to this stunning 1.5-storey custom-built home offering over 3,500 sq ft of beautifully finished living space. Featuring 5 bedrooms, 4 bathrooms, and a heated double attached garage. Situated in the desirable Hees Estates; this property boasts a landscaped yard filled with mature perennials and shrubs for year-round curb appeal. Step inside to a spacious, well-planned layout designed for both comfort and elegance. The main floor has updated vinyl plank flooring, master bedroom complete with an ensuite featuring a jacuzzi tub, a formal dining room, a welcoming sitting room with a cozy gas fireplace, a bright living room, and a beautifully updated kitchen perfect for family gatherings. For added convenience, you will also find main floor laundry and a 2-piece bathroom. Upstairs you will discover 2 generous sized bedrooms and a full 4-piece bathroom. The walk-out basement is designed for entertaining and relaxation with a large family room, complete with a hot tub. Two additional bedrooms, a 3-piece bathroom, and a versatile storage/office/craft room round out the lower level offering endless flexibility. This executive home combines timeless style with modern updates, all in a sought-after neighborhood close to amenities.