



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

4914 59 Street  
Athabasca, Alberta

MLS # A2271138



**\$315,000**

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Dog Run Fenced In, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island		

Inclusions: n/a

Welcome to this beautifully updated 4-bedroom, 3-bathroom home with a walkout basement, ideally located in town yet offering exceptional privacy. Step inside to find stunning updated flooring throughout and a gorgeous modern kitchen featuring a large island—perfect for family gatherings and entertaining. The upper level offers a spacious primary bedroom with a 3-piece ensuite, plus two additional bedrooms and a 4-piece bathroom complete with a luxurious jetted tub. Downstairs, the walkout basement expands your living space with a bright rec room, cozy family room, a 3-piece bathroom, a fourth bedroom, and a versatile flex room ideal for an office, toy room, or home gym. A large utility/laundry room provides extra storage space for convenience. Enjoy your own private outdoor retreat with a fenced yard, deck for entertaining, and space for kids and pets to play safely. Recent upgrades include brand new carpet flooring downstairs, a new furnace, and a durable metal roof and gutters installed approximately 4-5 years ago. Additionally, a tarp shed and a garden shed are also included.