



GRASSROOTS
REALTY GROUP

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4803 45 Avenue
Athabasca, Alberta

MLS # A2274406



\$349,000

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Heated Garage, Parking Pad, Paved		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1`
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions: N/A

This lovely home features a beautifully updated kitchen with abundant cupboards and storage space. The bright, spacious livingroom offers plenty of room for the whole family. The main floor includes three bedrooms, a full bathroom, and a primary ensuite. The fully finished lower level adds even more living space with a large family room, a bathroom and a laundry room. An additional room currently used as an office could easily serve as a fourth bedroom. The home has seen numerous renovations over the years, including new flooring, updated kitchen cabinets, bathroom, windows and siding. Outside, you'll enjoy a generous yard with a nicely sized deck off the kitchen, perfect for entertaining or relaxing. There is a single detached garage connected by a breezeway, plus a heated double attached garage. With ample parking, including an RV parking pad, this property offers space for all your vehicles and toys. This home is located in a quiet neighbourhood and is ready for its new owners.