



4510 27 Street
Athabasca, Alberta

MLS # A2286962



\$449,900

Division:	Athabasca Town		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,772 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Level, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Piano, Kids Play Structure can stay

Welcome to Cornwall Estates – where space, comfort, and convenience come together. This beautifully designed 4 bedroom, 3 bathroom home offers the perfect layout for families of all sizes. Step inside to a welcoming front entrance with a private office just off the side, ideal for working from home or running a small business. The main level features a bright, open-concept design with a spacious kitchen complete with island, generous dining area, and inviting living room that is perfect for entertaining or everyday family life. A conveniently located bathroom and nearby laundry add to the thoughtful functionality of the main floor. Upstairs, you’ll find three well-sized bedrooms, including a primary suite with its own ensuite bathroom, plus an additional full bath for the family. A second living area provides the perfect kids’ zone, TV room, or cozy retreat. The fully finished basement offers even more space with a fourth bedroom and large recreation area, giving flexibility for guests, a home gym or additional recreation space. Outside, enjoy a flat backyard with no rear neighbours, offering added privacy and room to play or relax. The attached triple car garage provides ample space for vehicles, storage, and toys. Located just minutes from a primary school, restaurants, shopping, the police station, hospital, and health unit, this home offers unmatched convenience in a sought-after neighbourhood.