



**4417 54 St**  
**Athabasca, Alberta**

**MLS # A2290331**



**\$359,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,281 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.69 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Nestled in a quiet and mature neighborhood, this beautifully maintained 2012-built bungalow offers the perfect blend of modern comfort and natural beauty. This isn't your average town lot—at 0.69 acres, this property is exceptionally large for in-town living, providing a sprawling private retreat that backs onto serene green space. The heart of the home is bathed in sunlight, thanks to expansive windows that create a bright and airy atmosphere throughout. The functional main floor features a cheerful kitchen, large family room, two spacious bedrooms, laundry room and two full bathrooms. You will especially appreciate the large, dedicated laundry room, offering the kind of workspace and storage rarely found in a bungalow layout. Seamlessly transition from indoor to outdoor living with doors off the living room that lead directly to a covered back deck—your private vantage point for enjoying the quiet backyard. The lower level offers a fantastic head start on additional living space. This partially finished basement already includes a massive recreation room, a third bedroom, a three-piece bathroom, and a large utility room with abundant storage. Simply bring your finishing touches to this level to build instant equity and truly make this home your own. Whether you're relaxing on the covered front porch or the back deck, the sense of space is undeniable. With over half an acre of land and no rear neighbors, you have all the room you need for gardening, play, or simply enjoying the view of the woods behind you.