



**4914 59 Street**  
**Athabasca, Alberta**

**MLS # A2293576**



**\$315,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                               |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | Bungalow                           |               |                   |
| <b>Size:</b>     | 1,180 sq.ft.                       | <b>Age:</b>   | 1983 (43 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Parking Pad                        |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                          |               |                   |
| <b>Lot Feat:</b> | Dog Run Fenced In, Rectangular Lot |               |                   |

|                    |                  |                   |    |
|--------------------|------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Metal            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full             | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding     | <b>Zoning:</b>    | R3 |
| <b>Foundation:</b> | Wood             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | 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.