



4509 32 Street
Athabasca, Alberta

MLS # A2296412



\$389,900

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,456 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: none

A bungalow in town is hard to come by. Main level is bright and open with beautiful hardwood floors throughout the kitchen, dining and living room. Amazing amount of kitchen storage, with walk-in pantry and large island at the center of it all. Spacious primary bedroom and ensuite, with plenty of vanity counter space and storage, plus oversized shower with built-in bench. Main level also has an office, second bedroom and bathroom, plus laundry room with separate wash sink. The layout of this home is so practical and functional. Basement is mostly finished with massive family room, bedroom, bathroom, and extra storage. Floors, drywall and paint are already done and ready to enjoy. All interior doors are 3 ft wide, allowing extra space for moving furniture, or mobility aids. Low maintenance composite decks off both the front and back. Double attached garage is finished with concrete floor, insulated and drywall, with a nice high 13 foot ceiling. Lots of space for a future mezzanine if you need extra storage.