



**3111 Cornwall Drive
Athabasca, Alberta**

MLS # A2298244



\$328,900

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,197 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	2
Garage:	Carport, Parking Pad, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Tankless Hot Water, Vinyl Windows		

Inclusions: Basement Fridge and Stove

This well cared for bungalow in Cornwall offers space, flexibility, and a location that truly supports family living. With 5 bedrooms and 2 bathrooms, there is ample room for a growing family, The main floor offers a comfortable and functional layout, including main-floor laundry. The development in the basement adds incredible versatility. Featuring 2 bedrooms, a full bathroom, a family room, and a second kitchen setup, the lower level creates an ideal opportunity for extended family, guests, or those looking to generate additional income through room rentals or short-term stays. In a community where short-term accommodation options are limited, this presents a valuable and in-demand opportunity. Many upgrades have been made to this home over the years including, furnace and tankless hot water (2022), windows (2018), deck (2021), and shingles (2018). Outside, you'll find a fully fenced yard perfect for kids and pets, along with a single garage and attached carport for additional covered parking. Located in a family-oriented neighbourhood close to Whispering Hills Primary School, shopping, restaurants, and playgrounds, this home offers a lifestyle that appeals to many different buyers.