

# \$398,000 - 3109 47 Avenue, Athabasca

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MLS® #A2213807

**\$398,000**

3 Bedroom, 2.00 Bathroom, 1,279 sqft

Residential on 0.14 Acres

Athabasca Town, Athabasca, Alberta

Donâ€™t miss this rare opportunity â€“ homes like this donâ€™t come up often, especially with todayâ€™s housing shortage.

Located in the vibrant Cornwall community of Athabasca, this home is perfectly situated near the primary school, hospital, restaurants, and shopping. Itâ€™s ideal for families, professionals, or anyone looking for comfort and convenience.

This masterfully restored split-level home is packed with character and thoughtful upgrades. Pride of ownership is obvious throughout â€“ from the stylishly renovated kitchen to the smartly finished basement. And donâ€™t overlook the ultimate bonus: a fantastic garage hangout space thatâ€™s perfect for relaxing or entertaining.

The beautifully landscaped yard is equally impressive â€“ charming, functional, and ready for sunny days. Whether youâ€™re sipping coffee on the patio or hosting a BBQ, this yard is made to be enjoyed.

Built in 1996



## Essential Information

MLS® #	A2213807
Price	\$398,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,279
Acres	0.14
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

## Community Information

Address	3109 47 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1N2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Vinyl Windows, Ceiling Fan(s), Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Garden, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	87
Zoning	60

### **Listing Details**

Listing Office	RE/MAX EXCELLENCE
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