



## 2812 45 Avenue Athabasca Alberta

\$454,900

Located in the desirable Cornwall Estates, this spacious 2007-built two-storey home offers plenty of room for a growing family. With 5 bedrooms and 4 bathrooms, there's space for everyone, and the fully finished basement adds even more flexibility. The upper level features four full bedrooms, including a primary suite with a walk-in closet and a spacious ensuite bathroom, ideal for larger families or those who need extra space for home offices, hobbies or kids! The main floor offers hardwood flooring and a functional kitchen with a large island, granite countertops, and plenty of storage. Off the living room, there's a dedicated dining area or flex room that can easily adapt to your needs. The oversized garage includes a convenient rear door for easy access to the fully fenced backyard, perfect for kids, pets, or weekend projects. This house has been well-loved and is ready for a new family to call it home. Central air conditioning, a gas line for BBQ, and a concrete driveway pad in front of the garage to easily fit 6 vehicles are just a few of the extras this house offers.

Located close to schools, Tim Hortons, Boston Pizza, and other local amenities, it's a great opportunity to be in this well-established neighborhood with room to make it your own. (id:6769)

4pc Bathroom 9.00 Ft x 4.92 Ft

Bedroom 13.50 Ft x 9.42 Ft

Laundry room 8.33 Ft x 8.42 Ft

Recreational, Games room 26.58 Ft x 14.08 Ft

Storage 6.75 Ft x 8.08 Ft

Furnace 15.42 Ft x 4.92 Ft

2pc Bathroom 5.67 Ft x 5.33 Ft

Dining room 11.08 Ft x 13.42 Ft

Foyer 5.33 Ft x 14.33 Ft

Kitchen 9.67 Ft x 15.92 Ft

Living room 28.67 Ft x 17.17 Ft

4pc Bathroom 8.83 Ft x 5.00 Ft

5pc Bathroom 8.67 Ft x 12.75 Ft

Bedroom 12.17 Ft x 10.50 Ft

Bedroom 9.75 Ft x 10.50 Ft

Bedroom 12.17 Ft x 10.50 Ft

Primary Bedroom 13.00 Ft x 17.00 Ft

Other 4.75 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE COUNTY REALTY

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**RE/MAX Elite**

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