



3209 45 Avenue Athabasca Alberta

\$299,900

Family friendly neighbourhood, quiet location at the end of a cul-de-sac with no through traffic. Home has been well maintained and recently renovated. Some upgrades include new flooring throughout (May 2026), fixtures, paint, siding, shingles, front door and stone patio. Bathrooms extensively renovated and finished with elegant tile. Just the right size to enjoy without taking too much of your valuable time to maintain, and won't break the budget on utility costs. Open living room and kitchen with large walk-in pantry. 3 bedrooms, plus one room downstairs that could easily become a bedroom with the addition of a wardrobe. Large laundry room with extra storage. Detached 24' x 24' garage is insulated and drywalled, wired. Playground and primary school are only a short walk. Back yard is fenced. (id:6769)

Bedroom 12.75 Ft x 16.75 Ft

Bedroom 8.67 Ft x 12.67 Ft

3pc Bathroom 5.50 Ft x 7.25 Ft

Family room 13.25 Ft x 24.42 Ft

Laundry room 4.33 Ft x 12.67 Ft

Other 9.25 Ft x 7.67 Ft

4pc Bathroom 11.42 Ft x 4.75 Ft

Other 17.08 Ft x 12.67 Ft

Living room 11.58 Ft x 13.17 Ft

Primary Bedroom 11.17 Ft x 11.58 Ft

Bedroom 11.33 Ft x 14.08 Ft

Listing Presented By:



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