



## 4102 Hees Drive Athabasca Alberta

\$549,900

Welcome to this stunning 1.5-storey custom-built home offering over 3,500 sq ft of beautifully finished living space. Featuring 5 bedrooms, 4 bathrooms, and a heated double attached garage. Situated in the desirable Hees Estates; this property boasts a landscaped yard filled with mature perennials and shrubs for year-round curb appeal. Step inside to a spacious, well-planned layout designed for both comfort and elegance. The main floor has updated vinyl plank flooring, master bedroom complete with an ensuite featuring a jacuzzi tub, a formal dining room, a welcoming sitting room with a cozy gas fireplace, a bright living room, and a beautifully updated kitchen perfect for family gatherings. For added convenience, you will also find main floor laundry and a 2-piece bathroom. Upstairs you will discover 2 generous sized bedrooms and a full 4-piece bathroom. The walk-out basement is designed for entertaining and relaxation with a large family room, complete with a hot tub. Two additional bedrooms, a 3-piece bathroom, and a versatile storage/office/craft room round out the lower level offering endless flexibility. This executive home combines timeless style with modern updates, all in a sought-after neighborhood close to amenities. (id:6769)

4pc Bathroom 9.00 Ft x 5.00 Ft

Bedroom 16.00 Ft x 10.67 Ft

Bedroom 11.42 Ft x 12.00 Ft

Recreational, Games room 31.25 Ft x 14.42 Ft

Bedroom 14.42 Ft x 9.67 Ft

Bedroom 15.33 Ft x 12.58 Ft

4pc Bathroom 8.17 Ft x 7.17 Ft

Furnace 12.67 Ft x 8.67 Ft

Storage 12.67 Ft x 12.17 Ft

Primary Bedroom 16.67 Ft x 16.67 Ft

4pc Bathroom 11.67 Ft x 6.42 Ft

Family room 18.83 Ft x 13.08 Ft

Kitchen 13.00 Ft x 12.67 Ft

Dining room 12.33 Ft x 11.83 Ft

2pc Bathroom 5.67 Ft x 5.50 Ft

Living room 19.58 Ft x 13.58 Ft

Laundry room 8.25 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE COUNTY REALTY

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