



## 4503 30 Street Athabasca Alberta

\$394,000

Beautiful 4-bedroom home with walkout basement backing onto greenspace in Cornwall! Welcome home to this stunning 4-bedroom, 3-bath property with a fully finished walkout basement and attached double garage! Perfectly located in the heart of Cornwall, this home offers rare privacy with no rear neighbors—just peaceful greenspace right out your back door. Over the years, this home has seen numerous updates including the exterior, shingles, windows, furnace, water heater, and central A/C, giving you that peace of mind. Inside, you'll find a spacious living room with views of the front yard, an updated kitchen with adjoining dining area, and three generously sized bedrooms on the main floor. The primary bedroom features a 3-piece ensuite, while the main floor bath offers a full 4-piece layout. The bright, fully finished walkout basement includes a large family room, a fourth bedroom, a beautifully renovated bathroom, and direct access to your private, fenced backyard. With plenty of space for entertaining, gardening, or simply relaxing. Parking is a breeze with the double attached garage and driveway out front. This home has it all—style, comfort, and an unbeatable location. One look, and you'll be sold! (id:6769)

3pc Bathroom Measurements not available

Bedroom 12.42 Ft x 10.08 Ft

Family room 30.00 Ft x 13.00 Ft

Furnace 12.67 Ft x 17.25 Ft

Living room 17.42 Ft x 16.75 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 13.17 Ft x 11.67 Ft

Bedroom 9.58 Ft x 10.17 Ft

Dining room 17.83 Ft x 9.83 Ft

Kitchen 12.00 Ft x 16.58 Ft

Primary Bedroom 13.58 Ft x 13.08 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE COUNTY REALTY

<http://www.athabascarealestate.com/>

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