



## 4607 Champagne Drive Athabasca Town AB

\$360,000

Amazing, quiet location! Beautifully maintained 4 bedroom home with a massive well manicured yard. Newer furnace(2023) and hot water tank(2024), large primary bedroom with 3pc ensuite. 2 additional bedrooms on the second floor with another 4 pc bathroom. There is plenty of room inside and outside to entertain! There is an additional bedroom in the basement along with another 3pc bathroom.

Listing Presented By:



Originally Listed by:  
Canadian Real Estate Service

[chantal@cdnres.com](mailto:chantal@cdnres.com)

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)