



## Athabasca Town Alberta

\$228,900

Charming Bungalow Near Downtown Athabasca Perfectly located just steps from scenic trails, the Athabasca River, playgrounds, and shopping, this 3-bedroom, 3-bath bungalow is ideal for families, first-time buyers, or anyone looking for comfort and convenience. Inside, you'll find quartz countertops, new kitchen cabinets, vinyl plank flooring, fresh paint, and a spacious bonus room downstairs--offering more space than you'd expect. The backyard features alley access, a detached garage, and plenty of room for parking or storage. Move-in ready and filled with conveniences--don't miss this opportunity to get into today's market! (id:6769)

Bedroom 3 3.39 m X 3.2 m

Utility room 3.1 m X 1.77 m

Recreation room 4.46 m X 4.35 m

Living room 4.91 m X 5.65 m

Kitchen 3.67 m X 2.64 m

Primary Bedroom 3.16 m X 3.01 m

Bedroom 2 2.71 m X 3.5 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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