



## 5009 52 Avenue Athabasca Alberta

\$335,000

Seriously a one of a kind property with a view that no one else has! Built in 1978, this 1380 sq. ft. home has so much to offer, 3 bedrooms up, renovated bathroom with a walk in shower and corner jet tub. Kitchen with stainless steel appliances, island and quartz counter tops. Living room has a wood burning fireplace and the view is second to none. A 2 piece bathroom and laundry room located at the back entry. The full basement has high ceilings and some construction, but you can double your square footage by finishing this space. The double garage is attached to the house by the breezeway and you can easily add a woodstove or propane heater. Relax on the composite deck overlooking our gorgeous town! (id:6769)

Other 28.33 Ft x 34.50 Ft

Other 12.92 Ft x 13.33 Ft

Other 10.83 Ft x 15.00 Ft

2pc Bathroom 4.08 Ft x 4.42 Ft

4pc Bathroom 9.92 Ft x 9.75 Ft

Bedroom 9.83 Ft x 9.75 Ft

Den 9.92 Ft x 7.08 Ft

Dining room 11.25 Ft x 9.75 Ft

Kitchen 11.50 Ft x 13.92 Ft

Laundry room 10.42 Ft x 7.67 Ft

Living room 12.75 Ft x 19.67 Ft

Primary Bedroom 13.42 Ft x 10.83 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE COUNTY REALTY

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**RE/MAX Elite**

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