

4310 50 Avenue Athabasca Alberta

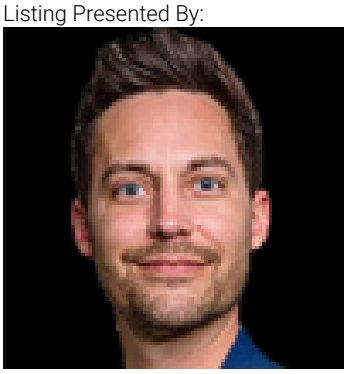
$439,900

Why be ordinary when you can be extraordinary? This statement property inspired by vibrant costal villages, is the first in the area to boldly showcase what could be the beginning of Athabasca becoming a colourful river community. This is a solid built home that's been meticulously cared for, and sits on 3 combined lots. Just the perfect size, the home has everything you need, but if extra space is a must, there's an additional 936 sq ft of finished open space above the garage. Would make a great games room, or with some modifications maybe a suite for extra family? 26 ft x 36 ft - 2 storey garage was built in 2022, finished inside and out, heated for year round use. Definitely worth a look to appreciate all this property has to offer. (id:6769)

Primary Bedroom 13.17 Ft x 15.08 Ft
Bedroom 9.58 Ft x 9.50 Ft
Bedroom 10.42 Ft x 16.50 Ft
4pc Bathroom 7.42 Ft x 6.67 Ft
Other 8.50 Ft x 5.33 Ft

Other 10.33 Ft x 28.00 Ft
Living room 12.67 Ft x 12.75 Ft
2pc Bathroom 5.00 Ft x 4.08 Ft
Office 13.08 Ft x 7.08 Ft

Listing Presented By:



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