



# 3901 Champagne Drive Athabasca Alberta

\$399,900

This spacious and well-cared-for 4-level split offers over 2,600 sq ft of living space and a layout perfect for family living and entertaining. Situated on a nicely landscaped corner lot, the home backs onto a green space and is just steps from the neighbourhood playground and outdoor rink—ideal for kids, pets, and year-round activity. Inside, you'll find 4 bedrooms and 3 bathrooms, along with multiple living areas including a living room, family room, and a games room on the finished basement level. The kitchen and main living areas are bright and functional, with plenty of space for gatherings and everyday life. Enjoy beautiful views of the valley, a great deck and backyard for summer relaxation, and a layout that provides both space and separation for a busy household. The home has been lovingly maintained and is move-in ready, with the opportunity to update and add your own style over time. If you're looking for a home that offers comfort, space, and a great family-friendly neighbourhood, this one is worth a closer look. (id:6769)

3pc Bathroom 5.17 Ft x 8.92 Ft

4pc Bathroom 5.25 Ft x 9.08 Ft

Bedroom 13.42 Ft x 10.00 Ft

Bedroom 10.33 Ft x 10.50 Ft

Primary Bedroom 12.00 Ft x 13.42 Ft

Recreational, Games room 18.67 Ft x 42.67 Ft

Storage 24.42 Ft x 36.25 Ft

3pc Bathroom 9.25 Ft x 4.92 Ft

Bedroom 10.67 Ft x 10.67 Ft

Family room 17.00 Ft x 15.00 Ft

Laundry room 11.92 Ft x 6.17 Ft

Dining room 15.25 Ft x 10.58 Ft

Kitchen 10.58 Ft x 10.25 Ft

Living room 15.83 Ft x 21.08 Ft

Listing Presented By:



Originally Listed by:

ROYAL LEPAGE COUNTY REALTY



Royal

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