



# 2906 45 Avenue Athabasca Alberta

\$319,900

Check out this spacious 4-bedroom, 3-bathroom family home in the family-oriented neighborhood of Cornwall Estates. With a double attached garage and a semi-private backyard that backs onto a quiet field, this home offers both comfort and convenience. This Bi-level home is perfect for growing families, with plenty of space to make your own. While the home has been well-maintained, it presents a wonderful opportunity for personalization and updates to truly make it yours. Located close to a primary school and an array of amenities, including Tim Horton's, Boston Pizza, Dairy Queen, an outdoor skating rink, tennis courts, and walking trails this home is ideally situated for a vibrant family lifestyle. (id:6769)

4pc Bathroom 5.00 Ft x 7.42 Ft

Bedroom 13.67 Ft x 11.83 Ft

Recreational, Games room 27.83 Ft x 12.92 Ft

Storage 7.67 Ft x 3.00 Ft

Furnace 4.92 Ft x 5.83 Ft

4pc Bathroom 7.33 Ft x 9.08 Ft

4pc Bathroom 4.50 Ft x 9.08 Ft

Bedroom 10.67 Ft x 8.67 Ft

Bedroom 10.67 Ft x 11.50 Ft

Dining room 14.33 Ft x 8.67 Ft

Kitchen 12.00 Ft x 11.67 Ft

Living room 18.50 Ft x 13.33 Ft

Primary Bedroom 12.33 Ft x 13.17 Ft

Listing Presented By:



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