



GRASSROOTS

REALTY GROUP

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**4513 27 Street
Athabasca, Alberta**

MLS # A2305265



\$389,900

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,173 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Front Yard, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

This well maintained 4 bedroom, 3 bathroom, 1,200 sq ft bungalow is perfectly located on a quiet street in Cornwall Estates close to Whispering Hills Primary school and many other amenities. Enjoy the inviting open-concept layout where the kitchen, dining, and living areas flow seamlessly together. Perfect for both daily living and entertaining. The kitchen features an island with granite countertops and ample workspace, making it as functional as it is stylish. Main floor laundry adds everyday convenience, while the mudroom off the garage keeps life organized year-round. The primary bedroom offers a private retreat with its own ensuite and an exceptionally large walk-in closet. Downstairs, the fully finished basement expands your living space with a generous family room and two large bedrooms, perfect for guests, teenagers, or a home office setup. Comfort is a standout feature with in-floor heating in both the basement and garage. Something you'll truly appreciate during Alberta winters. Outside, you'll find a fully fenced yard with space for kids, pets, or quiet evenings at home. With Tim Hortons, Boston Pizza, Dairy Queen, shopping, and other amenities just minutes away, this home offers the perfect balance of comfort, location, and lifestyle.