



2819 46 Avenue
Athabasca, Alberta

MLS # A2312031



\$424,900

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,280 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating: Forced Air

Floors: Carpet, Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island, Open Floorplan, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Located in the desirable Cornwall neighbourhood, this spacious 5 bedroom, 3 bathroom home offers a bright open-concept layout with vaulted ceilings, central air conditioning, and an abundance of natural light. The main floor features a welcoming living room along with a functional kitchen complete with an island, pantry, and plenty of space for cooking and entertaining. It also offers 3 bedrooms, including a primary suite complete with a walk-in closet and private ensuite. The fully finished basement adds even more living space with 2 additional bedrooms, a bathroom, and laundry area — ideal for families, guests, or a home office setup. Outside, enjoy the large backyard with plenty of room for entertaining, kids, and pets, plus the added convenience of a double garage. There is also a gate at the side of the property providing access to park a boat, RV, or additional toys in the backyard. Conveniently situated near the primary school, hospital, and police station, this home combines comfort, convenience, and space in a fantastic location.