



2904 45 Avenue  
Athabasca, Alberta

MLS # A2317535



**\$429,000**

<b>Division:</b>	Athabasca Town		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,361 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Natural Gas Paid, Electricity, Garbage Collectio
<b>Features:</b>	Central Vacuum, Kitchen Island, See Remarks		

**Inclusions:** n/a

This beautifully designed custom home is located in Cornwall and offers plenty of space for a growing family. The fully finished four-level split features a bright, inviting main floor with numerous windows throughout. The spacious living room includes a cozy gas fireplace, while the kitchen offers abundant cupboard space and a generously sized island with additional seating. The dining area, conveniently located beside the patio door, provides lovely views of the backyard. The primary bedroom is situated upstairs and features a walk-in closet and private ensuite. Two additional bedrooms and a full bathroom complete the upper level. The lower level includes a comfortable sitting area or second living room, along with a laundry room and additional bathroom. The basement offers a large rec room or games room, plus an extra bedroom. Outside, you'll find a spacious deck, a fenced yard, and mature trees that create exceptional privacy. Complete with a fire pit area and backing onto an open field, this peaceful setting makes it easy to forget you're in town. One of the best yards in town, it offers the perfect blend of space, tranquility, and outdoor enjoyment.