



**4604 Brown Court  
Athabasca, Alberta**

**MLS # A2322558**



**\$435,000**

<b>Division:</b>	Athabasca Town		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,011 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	16-66-22-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Pantry		

**Inclusions:** storage shed

Welcome home to executive living at its finest! Nestled in a peaceful, family-friendly neighborhood, this impressive 2-story split-level home perfectly combines contemporary style with daily utility. Designed for both effortless entertaining and comfortable family life, this property is packed with modern touches that make it a must-see. The main level boasts a cozy living room anchored by a beautiful featured fireplace, flowing seamlessly into a perfectly designed chef's kitchen. Complete with a central island, a spacious walk-in pantry, and exceptional counter space, it's a functional dream for meal prep and hosting alike. Upstairs, you'll find a massive bonus room above the garage—perfect for a media space, playroom, or relaxing den area. This level features 3 bedrooms and 2.5 bathrooms, including the ultimate convenience of an upper-level laundry room. The outdoor living spaces are just as impressive, featuring a charming covered front deck and a large, maintenance-free back deck ideal for summer BBQs and entertaining. Don't miss your chance to call this exceptional property home!