



GRASSROOTS
REALTY GROUP

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5309 43 Avenue
Athabasca, Alberta

MLS # A2324173



\$334,000

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bi-Level		
Size:	868 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached, Stall		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: shed , playhouse,

Welcome to this lovingly maintained 4-bedroom, 2-bathroom bi-level, perfectly situated in one of the community's most desirable family neighbourhoods! Set on an oversized lot, this property offers an incredible backyard with plenty of room for children, pets, gardening, and entertaining. Enjoy summer evenings in the charming screened sunroom overlooking the yard, while the kids create memories in the treehouse-style playhouse. The detached single garage and garden shed provide excellent storage and workspace. Inside, you'll find a bright, functional layout featuring a spacious living room, an inviting eat-in kitchen with abundant cabinetry, generous bedrooms, and a large lower-level family room perfect for movie nights or a play area. This home has been tenderly cared for over the years and is move-in ready, offering the perfect opportunity for a new family to make it their own. Located just steps from Muskeg Creek walking trails, nearby parks, and Landing Trail Intermediate School, you'll love the convenience, outdoor lifestyle, and welcoming community this home provides. Don't miss this fantastic opportunity to own a wonderful family home on a beautiful oversized lot!!