



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**4605 31 Street
Athabasca, Alberta**

MLS # A2324519

\$389,900



Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,079 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Lawn		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: n/a

Clean, comfortable, and fully finished . This 4-bedroom, 3-bathroom bungalow in Cornwall is the kind of home that works for many different life stages. Bungalows don't come up often in this neighborhood, and this one delivers. The main floor is bright and open, with laminate flooring flowing through the living area into a well-laid-out kitchen featuring solid wood cabinetry, stainless appliances, and an island, all opening to the dining area and out to the back deck. Main floor laundry means no hauling baskets up and down stairs, and everything you need day-to-day is right there on one level. The covered front porch welcomes you home, and the attached double garage keeps life practical year-round. Downstairs, the fully developed basement adds two more bedrooms, a full 3-piece bath, a cozy family room, and a generous open space for a desk, a reading nook or a play area for the kids. Out back, a fully fenced yard with a large deck provides a private place to land at the end of the day. Move-in ready, sensible layout, solid value in a family neighbourhood.