



GRASSROOTS
REALTY GROUP

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5005 44 Avenue
Athabasca, Alberta

MLS # A2328291



\$359,900

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,102 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Corner Lot, Few Trees, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions:	N/A
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Welcome to this spacious and inviting 5 bedroom, 3 bathroom home. Perfectly situated on a desirable corner lot on the old high school hill. Designed with both comfort and functionality in mind, this home features a bright open-concept layout that is ideal for everyday living and entertaining. The heart of the home is the kitchen, complete with a large island offering plenty of prep space, seating and storage. The seamless flow between the kitchen, dining and living areas creates a warm and welcoming atmosphere for family gatherings and hosting guests. With 5 bedrooms and 3 bathrooms, there is plenty of room for a growing family, guests or a home office. The fully finished basement offers an additional family room and ample storage. Additional highlights include a double attached garage, ample parking, and the added privacy of a fully fenced corner lot. Don't miss your opportunity to own this well kept home in a desirable neighbourhood!