



**GRASSROOTS**  
REALTY GROUP

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4609 Champagne Drive  
Athabasca, Alberta

MLS # A2332671

**\$410,000**

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Athabasca Town                                                           |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | 2 Storey                                                                 |        |                   |
| Size:     | 2,088 sq.ft.                                                             | Age:   | 1986 (40 yrs old) |
| Beds:     | 5                                                                        | Baths: | 2 full / 2 half   |
| Garage:   | Double Garage Attached, Parking Pad                                      |        |                   |
| Lot Size: | 0.24 Acre                                                                |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L |        |                   |

|             |                                                               |
|-------------|---------------------------------------------------------------|
| Heating:    | Forced Air                                                    |
| Floors:     | Carpet, Laminate                                              |
| Roof:       | Asphalt Shingle                                               |
| Basement:   | Full                                                          |
| Exterior:   | Vinyl Siding                                                  |
| Foundation: | Poured Concrete                                               |
| Features:   | Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island |

|            |    |
|------------|----|
| Water:     | -  |
| Sewer:     | -  |
| Condo Fee: | -  |
| LLD:       | -  |
| Zoning:    | R2 |
| Utilities: | -  |

Inclusions: gazebo

Welcome to this beautiful, bright two-storey home with a double attached garage, ideally located in the desirable Hees Estates! Step inside to a spacious foyer with vaulted ceilings and an elegant curved staircase that creates a stunning first impression. This home features 4 bedrooms, 2 full bathrooms, and 2 convenient half bathrooms. The functional kitchen provides ample cabinetry, a spacious eating area, and direct access to the backyard. Designed for both entertaining and family life, the main floor offers a formal dining room, a large living room, and a cozy sunken family room. Upstairs, the spacious primary bedroom showcases beautiful barnwood feature walls and a fully renovated 4-piece ensuite (2021). Three additional bedrooms and another full 4-piece bathroom complete the upper level. The basement adds even more living space with a massive family/rec room, potential for an additional bedroom, a 2-piece bathroom, plenty of storage, and a utility room. Outside, enjoy the fully fenced and beautifully landscaped backyard featuring mature trees, shrubs, a spacious deck and gazebo ready for relaxing or to entertain family and friends. This well-maintained home offers the perfect blend of space, comfort, and thoughtful updates in one of the area's most sought-after neighborhoods.