



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3007 47 Avenue
Athabasca, Alberta

MLS # A2333174



\$345,000

Division:	Athabasca Town		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,115 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Welcome to this well-maintained 4-level split located in the desirable Cornwall neighbourhood of Athabasca. Offering 4 bedrooms and 3 bathrooms, this home provides a functional layout with plenty of space for the whole family. Large windows throughout fill the home with natural light, creating a bright and welcoming atmosphere. The kitchen opens onto a spacious deck, making it easy to enjoy outdoor dining or entertain family and friends. The fully fenced backyard offers a great space for children and pets to play. Situated in a wonderful family-friendly neighbourhood, you'll appreciate being just minutes from the hospital, primary school, shopping, and other everyday amenities. Pride of ownership is evident throughout—this is a wonderful opportunity to own a move-in-ready home in an excellent location.