



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4920 59 Street
Athabasca, Alberta

MLS # A2334612



\$395,000

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,398 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Front Drive, Parking Pad		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape, Private, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island		

Inclusions: n/a

Welcome to your private sanctuary right in the Town of Athabasca! Offering over 1,400 sq. ft. of living space with a walk-out basement, this beautifully upgraded 4-bedroom home delivers the perfect blend of comfort, charm & seclusion—all just steps from the scenic Muskeg Creek walking trails. Step inside to a large, welcoming foyer packed with exceptional storage & convenient main-floor laundry. Just off the entrance, discover a light-filled sunroom; the perfect spot for your morning coffee. The heart of the home boasts an upgraded, open-concept kitchen/dining area designed for seamless entertaining. Double patio doors open onto your private East-facing balcony, overlooking a breathtaking, tree-enclosed yard. In the main living room, gather around the focal point: an impressive floor-to-ceiling brick-faced gas fireplace. The main floor hosts 3 bedrooms, including a primary suite complete with a 2-piece ensuite and a walk-in closet featuring custom built-in organizers. A renovated 4-piece main bath with a jetted tub adds a touch of luxury. The lower walk-out level expands your living space with a 4th bedroom, a massive 3-piece bathroom featuring a spacious walk-in shower, a large storage room, and an unfinished second family room ready for your personal touch or flex space. The primary basement family room offers warmth and ambience with a second floor-to-ceiling brick fireplace (wood-burning!).