



GRASSROOTS
REALTY GROUP

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5005 41 Avenue
Athabasca, Alberta

MLS # A2339643



\$359,900

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,523 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Fruit Trees/Shrub(s), Lawn, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Sump Pump(s)		

Inclusions: N/A

Welcome to this spacious and well-maintained bungalow in the sought-after neighbourhood known locally as High School Hill. Situated on a large lot with mature fruit trees, this property offers plenty of room to enjoy both inside and out. The bright main floor features 3 bedrooms and 2 bathrooms, a large living room filled with natural light, and convenient main-floor laundry located just off the kitchen. A double attached garage adds everyday convenience, while back alley access provides additional space for RV parking. The basement offers even more versatility, with an additional bedroom and bathroom, abundant storage, and the potential for separate living quarters for family members or guests. With a durable metal roof and many updates completed over the years, this home has been lovingly cared for and is ready for its next owners. A fantastic opportunity to enjoy space, comfort, and a desirable location.