



GRASSROOTS
REALTY GROUP

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4104 52 Street
Athabasca, Alberta

MLS # A2342977



\$372,500

Division:	Athabasca Town		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,112 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Square S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge in basement, fire pit

Located in a highly desired neighbourhood, with a view of green space. This property has been well cared for, with functional layout for a busy family. Main level living room and kitchen has a view of the back yard and green space out the front through the large windows. Bedrooms and bathroom have their own level away from the main living space. Basement family room is nice and bright with two large windows, bathroom and laundry with walk-out to the back yard. When the weather is warm, you can extend your space outdoors to the 10 ft x 25 ft deck, and back yard enclosed with privacy fence. There's plenty of storage and work space with the 24 ft x 26 ft garage, and attached 40 ft x 14 ft heated workshop. Huge concrete parking pad spans 29 ft x 50 ft, plus extra parking around the side for an rv or boat, and large shed for even more storage. All the work has already been done, so all you have to do is move in and enjoy adding your personal touch. New windows, fridge, stove, washer, dryer, dishwasher, kitchen counter top and backsplash. Driveway, sidewalks and back pad 2018. Exterior of house painted 2021, new fence 2025. Furnace replaced 2025, hot water tank 2024. This is a great value for how much this property has to offer.