



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**4016 Hees Drive
Athabasca, Alberta**

MLS # A2347710



\$425,000

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,258 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Storage Shed

Immaculate, meticulously maintained walkout bi-level located in desirable Hees Estates. You will immediately notice the pride of ownership in this home, which has been professionally updated and cared for throughout the years. The open-concept main floor features a spacious, updated kitchen complete with newer flooring, modern granite countertops, and updated appliances. This area flows easily into a large dining room and a cozy sunken living room, making it a great space for gathering. There are three good-sized bedrooms on the main floor, including a large master suite that offers a walk-in closet and a private three-piece ensuite. A clean, updated four-piece bathroom serves the rest of the main level. The fully finished walkout basement nearly doubles your living space and is perfect for family life. It has a large living room with wood-burning fireplace, two additional bedrooms, laundry room, and another four-piece bathroom. The walkout leads directly to a pristine, manicured backyard with a storage shed that includes a convenient roll-up door. Outside, you can enjoy a large deck that has been upgraded with durable rubber decking material. The double attached garage is fully insulated, drywalled, and comes with a heater installed, making it comfortable for year-round use. This home offers exceptional mechanical peace of mind, with a long list of recent professional updates. Notable improvements include brand-new exterior doors installed in 2026, triple-pane basement windows replaced in 2025, and a water heater installed in 2022 along with new floor tile and toilets. In 2017, the furnace and central air conditioning were replaced, and upstairs triple pane installed units and upgraded double pane on crank out windows - all professionally done. The shingles were replaced in 2013, rounding out a home that is truly turn-key. This property shows ten out of ten and is a

must-see—you will not be disappointed.