



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3102 47 Avenue
Athabasca, Alberta

MLS # A2348740



\$349,800

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,160 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

MOVE RIGHT IN to this well maintained Athabasca home in the family-friendly neighbourhood of Cornwall. Upgrades include new flooring and open-concept main living area, new dishwasher, and new range oven. Enjoy the great natural light and open space on both levels. This home has four large, bright bedrooms, two and a half bathrooms, large living and family rooms, great fenced backyard, attached garage, and a large sunny back deck - all provide plenty of space for any of your needs. With an easy walk to shopping and restaurants, and primary school, take advantage of all the nearby amenities.