



GRASSROOTS
REALTY GROUP

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4521 31 Street
Athabasca, Alberta

MLS # A2349466



\$348,800

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,264 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: n/a

Welcome to a home set up for family life, in a spot that makes every day easy. You'll notice the light first. A floor-to-ceiling bay window fills the living room, and the vaulted ceiling makes the whole space feel open. On winter evenings, the corner gas fireplace is where everyone will land. The main living areas have real hardwood, and that's a bigger deal than it sounds. The floors show some wear, but unlike laminate or vinyl, real hardwood can be sanded and refinished instead of replaced. A refinish brings them back to looking brand new, and you get to pick the stain colour that suits your style. The kitchen is set up for how families actually live. There's an island with an eating bar for breakfast and homework, a dining area with room for a full table, and a door straight out to the back deck. The appliances are new, other than the dishwasher, including a gas range for whoever does the cooking. Downstairs, a big carpeted family room gives the kids their own space for movie nights, sleepovers or a games corner. With 4 bedrooms and 2 bathrooms, everyone has room to spread out. New plumbing lines throughout provide peace of mind. Central air keeps summers comfortable, and the double attached garage makes winter mornings easier. This is a corner lot with a manageable yard, so weekends are for living instead of mowing. There's a shed for the bikes and garden tools. And you're close to everything: Whispering Hills Primary school, playgrounds, and an outdoor rink are nearby. You can also walk to the trails, Tim's, DQ and BP's. Bring your favourite colours and your family photos, and this one will feel like home fast.