



GRASSROOTS
REALTY GROUP

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**4102 Hees Drive
Athabasca, Alberta**

MLS # A2352843

\$468,800

Division:	Athabasca Town		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,973 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Front Yard, Garden, Lawn, Low Maintenance Landscape, Many Trees, Native		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Primary Downstairs, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: hot tub, washer, dryer, ceiling microwave, refrigerator, electric cook top, electric oven , garage door opener(s) garage door control(s) window coverings, fire pit, garden fencing,

Welcome to 4102 Hees Drive, where space, comfort, and beautiful surroundings come together to create an exceptional place to call home! Offering over 2,149 sq. ft. of above-grade living space, plus a developed basement, this impressive 5-bedroom, 3.5-bathroom home is thoughtfully designed for family living, entertaining, and everyday enjoyment. Step inside and appreciate the soaring ceilings, abundant natural light, and inviting sense of openness. Multiple living and gathering areas provide room for everyone, whether you're hosting family celebrations, entertaining friends, or simply enjoying a quiet evening at home. A beautiful fireplace creates a warm and welcoming focal point, while the spacious kitchen, casual dining area, and separate formal dining room offer wonderful spaces to cook, connect, and entertain. The main-floor primary suite provides a comfortable private retreat, complete with a walk-in closet and four-piece ensuite. Two additional bedrooms and a full bathroom upstairs offer an ideal layout for children, family, or guests. The developed basement adds even more versatility, featuring two additional bedrooms, a full bathroom, a generous recreation room, and excellent storage space. Whether you envision a games room, home theatre, fitness area, or a place for teenagers to enjoy their own space, this home has room to accommodate your lifestyle. Step outside and discover one of the property's most appealing features: a gorgeous backyard with beautiful views and no neighbours directly behind! Enjoy the privacy, peaceful surroundings, and generous outdoor space, perfect for summer barbecues, entertaining, gardening, or simply relaxing and taking in the scenery. A spacious garage, convenient main-floor laundry, and an abundance of functional living space add to the home's everyday appeal. With its

soaring ceilings, welcoming fireplace, flexible floor plan, and beautiful backyard setting, 4102 Hees Drive offers a wonderful combination of comfort, space, and lifestyle. A home with room to grow, gather, and make lasting memories!