

## \$398,000 - 3109 47 Avenue, Athabasca Town

MLS® #E4432398

**\$398,000**

3 Bedroom, 2.00 Bathroom, 1,279 sqft  
Single Family on 0.00 Acres

Athabasca Town, Athabasca Town, AB

Don't miss this rare opportunity – homes like this don't come up often, especially with today's housing shortage. Located in the vibrant Cornwall community of Athabasca, this home is perfectly situated near the primary school, hospital, restaurants, and shopping. It's ideal for families, professionals, or anyone looking for comfort and convenience. This masterfully restored split-level home is packed with character and thoughtful upgrades. Pride of ownership is obvious throughout – from the stylishly renovated kitchen to the smartly finished basement. And don't overlook the ultimate bonus: a fantastic garage hangout space that's perfect for relaxing or entertaining. The beautifully landscaped yard is equally impressive – charming, functional, and ready for sunny days. Whether you're sipping coffee on the patio or hosting a BBQ, this yard is made to be enjoyed.

Built in 1992

### Essential Information

MLS® #	E4432398
Price	\$398,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,279
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

### Community Information

Address	3109 47 Avenue
Area	Athabasca Town
Subdivision	Athabasca Town
City	Athabasca Town
County	ALBERTA
Province	AB
Postal Code	T9S 1N2

### Amenities

Amenities	Off Street Parking, Parking-Plug-Ins, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, See Remarks
Stories	3
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 24th, 2025

Days on Market 103

Zoning Zone 60

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