

\$375,000 - 2816 45 Avenue, Athabasca Town

MLS® #E4458579

\$375,000

5 Bedroom, 3.00 Bathroom, 1,218 sqft
Single Family on 0.00 Acres

Athabasca Town, Athabasca Town, AB

Welcome to your next family home in Cornwall! Located in a quiet, family-friendly neighborhood and backing onto beautiful green space, this spacious split-level home is designed with family living in mind. With three bedrooms and two bathrooms upstairs, plus two additional bedrooms and a full bathroom downstairs, there's plenty of room for everyone—whether it's for kids, extended family, or overnight guests. Enjoy the warmth and charm of gas fireplaces on both levels, creating a cozy atmosphere through the winter months and perfect gathering spots for family and friends. The bright, open layout brings in natural light, while the lower level offers flexible space for a playroom, home office, or entertainment area. Step outside to enjoy the peaceful green space right in your backyard, offering extra room for children to play and a natural, private backdrop. This home truly combines space, comfort, and family-friendly living—all in the welcoming Cornwall community.

Built in 1992

Essential Information

MLS® #	E4458579
Price	\$375,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,218
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	2816 45 Avenue
Area	Athabasca Town
Subdivision	Athabasca Town
City	Athabasca Town
County	ALBERTA
Province	AB
Postal Code	T9S 1N6

Amenities

Amenities	Deck, Hot Water Natural Gas, No Smoking Home, Wood Windows, Vacuum System-Roughed-In
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 19th, 2025
Zoning Zone 60

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