

\$398,000 - 3109 47 Avenue, Athabasca

MLS® #A2213807

\$398,000

3 Bedroom, 2.00 Bathroom, 1,279 sqft
Residential on 0.14 Acres

Athabasca Town, Athabasca, Alberta

Donâ€™t miss this rare opportunity â€” homes like this donâ€™t come up often, especially with todayâ€™s housing shortage.

Located in the vibrant Cornwall community of Athabasca, this home is perfectly situated near the primary school, hospital, restaurants, and shopping. Itâ€™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 â€” from the stylishly renovated kitchen to the smartly finished basement. And donâ€™t overlook the ultimate bonus: a fantastic garage hangout space thatâ€™s perfect for relaxing or entertaining.

The beautifully landscaped yard is equally impressive â€” charming, functional, and ready for sunny days. Whether youâ€™re sipping coffee on the patio or hosting a BBQ, this yard is made to be enjoyed.

Built in 1996



Essential Information

| | |
|----------------|---------------|
| MLS® # | A2213807 |
| Price | \$398,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,279 |
| Acres | 0.14 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 3109 47 Avenue |
| Subdivision | Athabasca Town |
| City | Athabasca |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T9S 1N2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Vinyl Windows, Ceiling Fan(s), Quartz Counters, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Dryer, Refrigerator, Washer, Range |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Unfinished, Partial |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden |
| Lot Description | Back Yard, Front Yard, Landscaped, Rectangular Lot, Garden, Lawn, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 105 |
| Zoning | 60 |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | RE/MAX EXCELLENCE |
|----------------|-------------------|

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