\$329,000 - 5300 43 Avenue, Athabasca

MLS® #A2229355

\$329,000

4 Bedroom, 3.00 Bathroom, 1,647 sqft Residential on 0.22 Acres

Athabasca Town, Athabasca, Alberta

Spacious family home with a huge backyard on a quiet street in Athabasca. At 5300 43 Ave you have a recently updated, well maintained 2 storey home in a very desirable area of town. The home features 4 generous sized bedrooms with a 3 piece bathroom on the upper level. The main floor has a good sized kitchen, spacious dining area, den/office and living room with wood burning fireplace overlooking the front yard. The basement is fully finished, with family room area, flex room and another 3 piece bathroom. There is plenty of parking with driveway right to the backyard, attached garage measuring 14'6'w x 22'd, tarp shelter and storage shed. The backyard is HUGE! You don't back on to neighbors so it is private and fully fenced. The home has been well cared for and looked after and has seen a number of renovations and updates including new flooring in some rooms, vinyl windows, eavestrough covers, newer furnace and new water heater. This is a great home for any size of family, plenty of room to live and play and you have to love the location!

Built in 1977

Essential Information

MLS® # A2229355 Price \$329,000

Bedrooms 4
Bathrooms 3.00







Full Baths 2 Half Baths 1

Square Footage 1,647 Acres 0.22 Year Built 1977

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 5300 43 Avenue Subdivision Athabasca Town

City Athabasca

County Athabasca County

Province Alberta
Postal Code T9S 1J7

Amenities

Parking Spaces 2

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Vinyl Windows

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes
Basement Full

Exterior

Exterior Features Storage

Lot Description Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours

Behind

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 9th, 2025

Days on Market 148
Zoning R1

Listing Details

Listing Office ROYAL LEPAGE COUNTY REALTY

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