

\$454,900 - 2812 45 Avenue, Athabasca

MLS® #A2236784

\$454,900

5 Bedroom, 4.00 Bathroom, 2,183 sqft

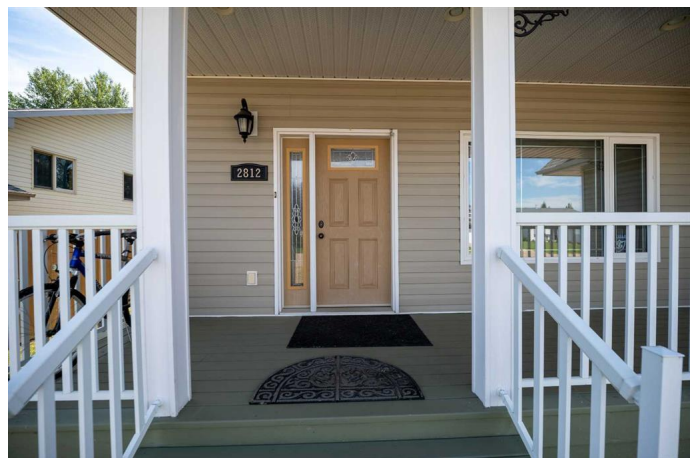
Residential on 0.17 Acres

Athabasca Town, Athabasca, Alberta

Located in the desirable Cornwall Estates, this spacious 2007-built two-storey home offers plenty of room for a growing family. With 5 bedrooms and 4 bathrooms, there's space for everyone, and the fully finished basement adds even more flexibility. The upper level features four full bedrooms, including a primary suite with a walk-in closet and a spacious ensuite bathroom, ideal for larger families or those who need extra space for home offices, hobbies or kids! The main floor offers hardwood flooring and a functional kitchen with a large island, granite countertops, and plenty of storage. Off the living room, there's a dedicated dining area or flex room that can easily adapt to your needs. The oversized garage includes a convenient rear door for easy access to the fully fenced backyard, perfect for kids, pets, or weekend projects. This house has been well-loved and is ready for a new family to call it home. Central air conditioning, a gas line for BBQ, and a concrete driveway pad in front of the garage to easily fit 6 vehicles are just a few of the extras this house offers. Located close to schools, Tim Hortons, Boston Pizza, and other local amenities, it's a great opportunity to be in this well-established neighborhood with room to make it your own.

Built in 2007

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2236784 |
| Price | \$454,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,183 |
| Acres | 0.17 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 2812 45 Avenue |
| Subdivision | Athabasca Town |
| City | Athabasca |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T9S 1N6 |

Amenities

| | |
|----------------|---------------------------------------|
| Parking Spaces | 8 |
| Parking | Double Garage Attached, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Awning(s) |
| Lot Description | Front Yard, Lawn, No Neighbours Behind, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 2 |
| Zoning | R2 |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE COUNTY REALTY |
|----------------|----------------------------|

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