

# \$375,000 - 4516 Hees Drive, Athabasca

MLS® #A2241947

**\$375,000**

3 Bedroom, 4.00 Bathroom, 1,968 sqft

Residential on 0.31 Acres

Athabasca Town, Athabasca, Alberta

Immaculate 1.5-storey executive home offering timeless appeal and exceptional care throughout. Features hardwood flooring in the living room, dining area and breakfast nook. The main floor includes a spacious primary bedroom with vaulted ceiling, a 3 piece en-suite with separate shower and jacuzzi tub, and convenient main floor laundry which includes a 2 piece bathroom. Upstairs features 2 generous bedrooms, a 4 piece bathroom, and a versatile open nook overlooking the foyer-ideal for a home office or reading space. The basement is unfinished, offering excellent potential for future development, and includes a large crawlspace for additional storage. Well maintained yard, garden area with shed and double attached garage complete this move in ready home. Pride of ownership is evident inside and out.

Built in 1992

## Essential Information

MLS® #	A2241947
Price	\$375,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,968
Acres	0.31



Year Built	1992
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	4516 Hees Drive
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1J3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Family Room
Has Basement	Yes
Basement	Partial, Unfinished, Crawl Space

### Exterior

Exterior Features	None
Lot Description	Garden, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 22nd, 2025
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Days on Market	3
Zoning	R2

## **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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