

# \$420,000 - 2910 Cornwall Drive, Athabasca

MLS® #A2242715

**\$420,000**

3 Bedroom, 3.00 Bathroom, 1,255 sqft  
Residential on 0.17 Acres

Athabasca Town, Athabasca, Alberta

Welcome to this beautifully maintained 3-bedroom, 3-bathroom modified bi-level with fully finished basement with heated garage that offers the perfect combination of comfort, style, and functionality. Ideally situated in the desirable Cornwall neighborhood, this home is designed for both everyday living and entertaining.

Step inside to an open-concept main floor featuring vaulted ceilings, an abundance of natural light, and a seamless flow between the kitchen, dining, and living areas. The kitchen is both stylish and functional, while the living space provides a warm, welcoming atmosphere.

The primary bedroom is privately located on the upper level and includes a walk-in closet and a 3-piece ensuite. Two additional bedrooms are located on the main floor, along with a 4-piece bathroom, making it ideal for families or guests.

The fully finished basement is a true highlight â€” complete with a wet bar, large recreation room, and a third 3-piece bathroom, and in floor heat, itâ€™s perfect for game nights, movie marathons, or simply relaxing.

Additional features include - Heated double attached garage, one of the largest lots in the subdivision with back alley access, Raised deck for outdoor enjoyment,



meticulously maintained, low-maintenance landscaping. Located close to schools, parks, and shopping, this home offers both convenience and a strong sense of community. Pride of ownership shines throughout – this is a home you’ll be proud to call your own.

Built in 2008

**Essential Information**

MLS® #	A2242715
Price	\$420,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,255
Acres	0.17
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

**Community Information**

Address	2910 Cornwall Drive
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S1N7

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s),
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	Vinyl Windows, Wet Bar
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	Residential

## Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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