

# \$549,900 - 4102 Hees Drive, Athabasca

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MLS® #A2254253

**\$549,900**

5 Bedroom, 4.00 Bathroom, 2,075 sqft  
Residential on 0.22 Acres

Athabasca Town, Athabasca, Alberta

Welcome to this stunning 1.5-storey custom-built home offering 5 bedrooms, 4 bathrooms, and a heated double attached garage. Situated in the desirable Hees Estates, this property boasts a beautifully landscaped yard filled with mature perennials and shrubs for year round curb appeal. Step inside to a spacious, well planned layout designed for both comfort and elegance. The main floor features a master bedroom with ensuite, formal dining room, a welcoming sitting room with a cozy gas fireplace, a bright living room, and a beautifully updated kitchen perfect for family gatherings. For added convenience, you'll also find main floor laundry. Upstairs, discover 2 generous bedrooms and a full 4 piece bathroom. The walk out basement is designed for entertaining and relaxation with a large family room complete with a hot tub. Two additional bedrooms, a 3 piece bathroom, and a versatile storage/office/craft room round out the lower level, offering endless flexibility. This executive home combines timeless style with modern updates, all in a sought after neighborhood close to amenities.

Built in 1995

## Essential Information

MLS® #	A2254253
Price	\$549,900



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,075
Acres	0.22
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	4102 Hees Drive
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 2J5

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Storage, Skylight(s)
Appliances	Dishwasher, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Misting System
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 10th, 2025
Days on Market	1
Zoning	R2

### **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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