

# \$375,000 - 2816 45 Avenue, Athabasca

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MLS® #A2258575

**\$375,000**

5 Bedroom, 3.00 Bathroom, 1,219 sqft  
Residential on 0.17 Acres

Athabasca Town, Athabasca, Alberta

Welcome to your next family home in  
Cornwall!

Located in a quiet, family-friendly neighborhood and backing onto beautiful green space, this spacious split-level home is designed with family living in mind. With three bedrooms and two bathrooms upstairs, plus two additional bedrooms and a full bathroom downstairs, there's plenty of room for everyone—whether it's for kids, extended family, or overnight guests.

Enjoy the warmth and charm of gas fireplaces on both levels, creating a cozy atmosphere through the winter months and perfect gathering spots for family and friends. The bright, open layout brings in natural light, while the lower level offers flexible space for a playroom, home office, or entertainment area.

Step outside to enjoy the peaceful green space right in your backyard, offering extra room for children to play and a natural, private backdrop.



This home truly combines space, comfort, and family-friendly living—all in the welcoming Cornwall community.

Built in 1992

### Essential Information

MLS® #	A2258575
Price	\$375,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,219
Acres	0.17
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	2816 45 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1N6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Laminate Counters, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Central, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Backs on to Park/Green Space, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 19th, 2025
Days on Market	1
Zoning	R2

### Listing Details

Listing Office	RE/MAX EXCELLENCE
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