# \$372,000 - 2816 45 Avenue, Athabasca

MLS® #A2258575

# \$372,000

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 everyoneâ€"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 livingâ€"all in the welcoming Cornwall community.

#### Built in 1992

# **Essential Information**

MLS® # A2258575 Price \$372,000

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 46 Zoning R2

# **Listing Details**

Listing Office RE/MAX EXCELLENCE

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