

# \$345,000 - 5318 43 Avenue, Athabasca

MLS® #A2211625

**\$345,000**

2 Bedroom, 2.00 Bathroom, 1,073 sqft

Residential on 0.18 Acres

Athabasca Town, Athabasca, Alberta

Nestled in the peaceful and scenic Inn Hill area of the Town of Athabasca, this beautifully updated 3-bedroom, 2-bathroom bungalow offers the perfect blend of comfort, functionality, and natural beauty. With 1,072 sq ft of well-designed living space plus a full basement, this home is move-in ready and ideal for families, downsizers or those seeking the perks of municipal services with a yard that will remind you of country living. Inside, you'll love the renovated kitchen, and updated bathroom on the main floor. While the living room picture window frames the serene views of the surrounding trees and local wildlife—perfect for cozy mornings or peaceful evenings. The finished basement offers even more living space, whether you're looking for a family room, home office, gym, or guest area. Step outside to the fenced backyard with firepit area. Ideal for kids, pets, or summer gatherings with friends. With the attached double garage, you™ll have plenty of room for vehicles, tools, and toys—all protected from the elements. Don™t miss your chance to own this charming, updated home in one of Athabasca™s most sought-after neighborhoods.

Built in 1977

## Essential Information

MLS® # A2211625

Price \$345,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,073
Acres	0.18
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5318 43 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1J7

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Corner Lot, Lawn
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	32
Zoning	R1

### **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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