

# \$347,000 - 5300 43 Avenue, Athabasca

MLS® #A2229355

## \$347,000

4 Bedroom, 3.00 Bathroom, 1,647 sqft

Residential on 0.22 Acres

Athabasca Town, Athabasca, Alberta

Spacious family home with a huge backyard on a quiet street in Athabasca. At 5300 43 Ave you have a recently updated, well maintained 2 storey home in a very desirable area of town. The home features 4 generous sized bedrooms with a 3 piece bathroom on the upper level. The main floor has a good sized kitchen, spacious dining area, den/office and living room with wood burning fireplace overlooking the front yard. The basement is fully finished, with family room area, flex room and another 3 piece bathroom. There is plenty of parking with driveway right to the backyard, attached garage measuring 14'6"w x 22'd, tarp shelter and storage shed. The backyard is HUGE! You don't back on to neighbors so it is private and fully fenced. The home has been well cared for and looked after and has seen a number of renovations and updates including new flooring in some rooms, vinyl windows, eavestrough covers, newer furnace and new water heater. This is a great home for any size of family, plenty of room to live and play and you have to love the location!

Built in 1977

## Essential Information

MLS® #	A2229355
Price	\$347,000
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,647
Acres	0.22
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	5300 43 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1J7

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	33
Zoning	R1

**Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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