

\$435,000 - 4509 30 Street, Athabasca

MLS® #A2252705

\$435,000

5 Bedroom, 3.00 Bathroom, 1,326 sqft

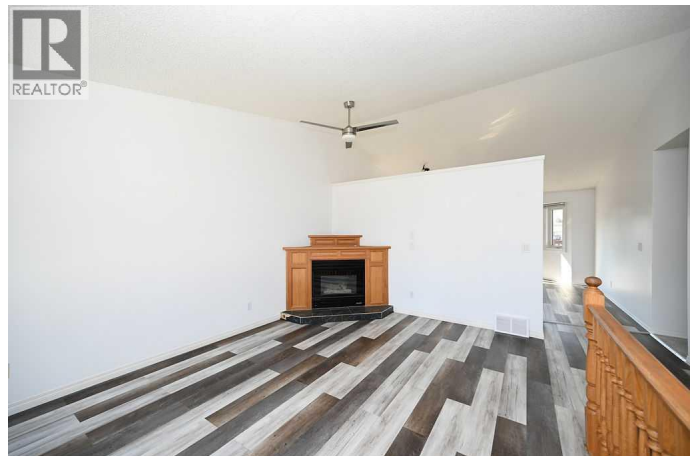
Single Family on 0.23 Acres

Athabasca Town, Athabasca, Alberta

Beautiful family home in Cornwall Estates. This spacious 5 bedroom, 3 bathroom home in Athabasca, Alberta has generous-sized bedrooms and a thoughtfully designed layout, there's a room for the whole family. You'll love the bright living room with a cozy gas fireplace, kitchen that has a door to the deck so that you can enjoy the view of the greenspace. The large family room in the walkout basement provides the extra family space and an additional entrance to the home. The laundry/utility room is oversized, giving you all the space you need to stay organized. There is even a cold room for extra storage. Upgrades include all new windows and exterior doors installed this spring, ensuring efficiency and peace of mind. Plus a newer hot water tank! The back yard is fenced and you have one of the largest lots in the neighborhood, including a gate to the greenspace! The 24'x24' double attached garage and great curb appeal complete the package. Backing onto greenspace with the community outdoor skating rink just steps away, this home combines privacy with a wonderful neighborhood setting. This is a must-see home for families looking for space, upgrades, and a fantastic location! (id:6289)

Built in 1993

Essential Information



Listing #	A2252705
Price	\$435,000
Bedrooms	5
Bathrooms	3.00
Square Footage	1,326
Acres	0.23
Year Built	1993
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	4509 30 Street
Subdivision	Athabasca Town
City	Athabasca
Province	Alberta
Postal Code	T9S1N8

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	PVC window
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office

ROYAL LEPAGE COUNTY REALTY



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 4:46am CDT