

# \$435,000 - 4509 30 Street, Athabasca

MLS® #A2252705

## \$435,000

5 Bedroom, 3.00 Bathroom, 1,326 sqft

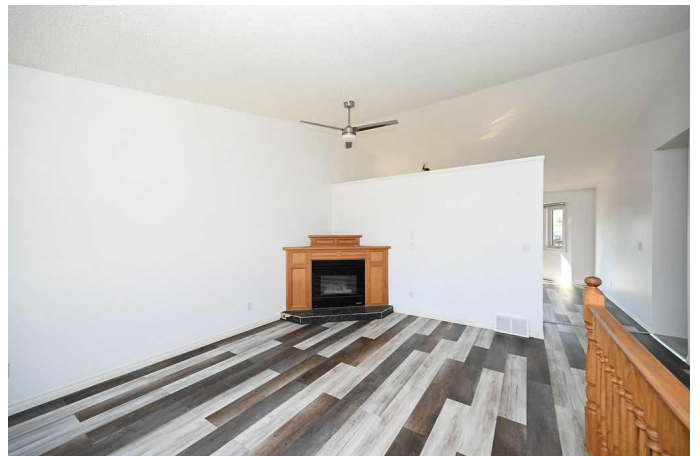
Residential on 0.23 Acres

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!

Built in 1993

## Essential Information



MLS® #	A2252705
Price	\$435,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,326
Acres	0.23
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	4509 30 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1N8

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Raised Hearth
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 29th, 2025
Days on Market	7
Zoning	R2

### **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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