# \$350,000 - 4607 Champagne Drive, Athabasca Town

MLS® #E4416368

## \$350,000

4 Bedroom, 3.50 Bathroom, 1,657 sqft Single Family on 0.00 Acres

Athabasca Town, Athabasca Town, AB

Amazing, quiet location! Beautifully maintained 4 bedroom home with a massive well manicured yard. Newer furnace(2023) and hot water tank(2024), large primary bedroom with 3pc ensuite. 2 additional bedrooms on the second floor with another 4 pc bathroom. There is plenty of room inside and outside to entertain! There is an additional bedroom in the basement along with another 3pc bathroom.



#### **Essential Information**

MLS® # E4416368 Price \$350,000

Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,657 Acres 0.00 Year Built 1985

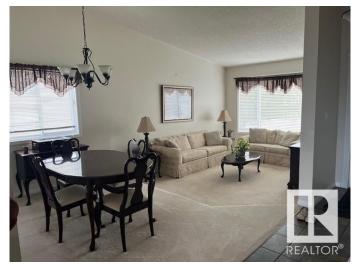
Type Single Family

Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active







# **Community Information**

Address 4607 Champagne Drive

Area Athabasca Town
Subdivision Athabasca Town
City Athabasca Town

County ALBERTA

Province AB

Postal Code T9S 1J5

### **Amenities**

Amenities See Remarks

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Fruit Trees/Shrubs, Golf Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed December 19th, 2024

Days on Market 199

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 5th, 2025 at 10:47pm MDT