

## \$345,000 - 4515 B 33 Street, Athabasca Town

MLS® #E4438386

**\$345,000**

4 Bedroom, 2.00 Bathroom, 1,123 sqft

Single Family on 0.00 Acres

Athabasca Town, Athabasca Town, AB

Welcome to this beautifully maintained family home nestled on a desirable corner lot in one of Athabasca's most sought-after neighborhoods. Just steps from the hospital, police station, primary school, playground, and other essential amenities, this home offers the perfect blend of convenience and community. Inside, you'll find soaring ceilings and an abundance of functional living space. The main floor features three comfortable bedrooms and a full bathroom, ideal for family living. The lower level offers a spacious living room perfect for gatherings, while the fully finished basement adds even more versatility with an additional bedroom, a large rec room, and a stylish three-piece bathroom complete with a walk-in tiled shower. A separate laundry area with a utility sink adds practicality to your daily routine. Enjoy your morning coffee on the private balcony off the master bedroom, or entertain guests in the beautifully treed backyard. Fully fenced and complete with a storage shed, this outdoor space

Built in 1992

### Essential Information

MLS® # E4438386

Price \$345,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,123
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4515 B 33 Street
Area	Athabasca Town
Subdivision	Athabasca Town
City	Athabasca Town
County	ALBERTA
Province	AB
Postal Code	T9S 1P5

### Amenities

Amenities	Deck, Fire Pit
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 22nd, 2025

Days on Market 66

Zoning Zone 60

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