



3109 47 Avenue , Athabasca, Alberta - \$389,900



Main Photo

Property Description

Don't miss this rare opportunity — homes like this don't come up often, especially with today's housing shortage.

Located in the vibrant Cornwall community of Athabasca, this home is perfectly situated near the primary school, hospital, restaurants, and shopping. It's ideal for families, professionals, or anyone looking for comfort and convenience.

This masterfully restored split-level home is packed with character and thoughtful upgrades. Pride of ownership is obvious throughout — from the stylishly renovated kitchen to the smartly finished basement. And don't overlook the ultimate bonus: a fantastic garage hangout space that's perfect for relaxing or entertaining.

The beautifully landscaped yard is equally impressive — charming, functional, and ready for sunny days. Whether you're sipping coffee on the patio or hosting a BBQ, this yard is made to be enjoyed.

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