

\$454,900 - 2812 45 Avenue, Athabasca

MLS® #A2236784

\$454,900

5 Bedroom, 4.00 Bathroom, 2,183 sqft

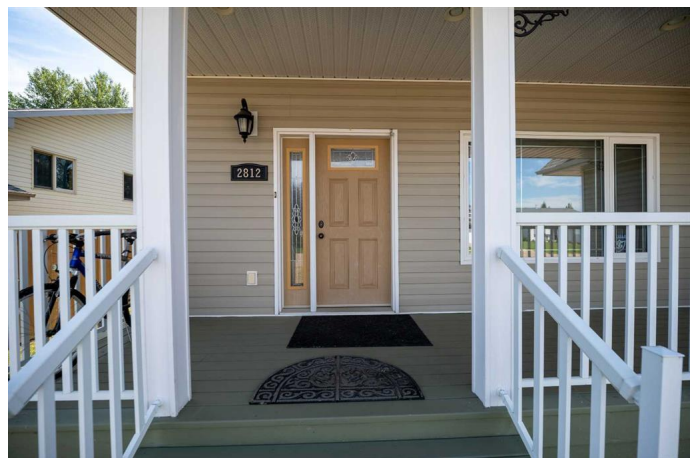
Residential on 0.17 Acres

Athabasca Town, Athabasca, Alberta

Located in the desirable Cornwall Estates, this spacious 2007-built two-storey home offers plenty of room for a growing family. With 5 bedrooms and 4 bathrooms, there's space for everyone, and the fully finished basement adds even more flexibility. The upper level features four full bedrooms, including a primary suite with a walk-in closet and a spacious ensuite bathroom, ideal for larger families or those who need extra space for home offices, hobbies or kids! The main floor offers hardwood flooring and a functional kitchen with a large island, granite countertops, and plenty of storage. Off the living room, there's a dedicated dining area or flex room that can easily adapt to your needs. The oversized garage includes a convenient rear door for easy access to the fully fenced backyard, perfect for kids, pets, or weekend projects. This house has been well-loved and is ready for a new family to call it home. Central air conditioning, a gas line for BBQ, and a concrete driveway pad in front of the garage to easily fit 6 vehicles are just a few of the extras this house offers. Located close to schools, Tim Hortons, Boston Pizza, and other local amenities, it's a great opportunity to be in this well-established neighborhood with room to make it your own.

Built in 2007

Essential Information



MLS® #	A2236784
Price	\$454,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,183
Acres	0.17
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2812 45 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1N6

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Awning(s)
Lot Description	Front Yard, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2025
Days on Market	13
Zoning	R2

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.