

\$372,000 - 2816 45 Avenue, Athabasca

MLS® #A2258575

\$372,000

5 Bedroom, 3.00 Bathroom, 1,219 sqft
Residential on 0.17 Acres

Athabasca Town, Athabasca, Alberta

Welcome to your next family home in
Cornwall!

Located in a quiet, family-friendly neighborhood and backing onto beautiful green space, this spacious split-level home is designed with family living in mind. With three bedrooms and two bathrooms upstairs, plus two additional bedrooms and a full bathroom downstairs, there's plenty of room for everyone—whether it's for kids, extended family, or overnight guests.

Enjoy the warmth and charm of gas fireplaces on both levels, creating a cozy atmosphere through the winter months and perfect gathering spots for family and friends. The bright, open layout brings in natural light, while the lower level offers flexible space for a playroom, home office, or entertainment area.

Step outside to enjoy the peaceful green space right in your backyard, offering extra room for children to play and a natural, private backdrop.



This home truly combines space, comfort, and family-friendly living—all in the welcoming Cornwall community.

Built in 1992

Essential Information

MLS® #	A2258575
Price	\$372,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,219
Acres	0.17
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2816 45 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1N6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Laminate Counters, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Central, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Backs on to Park/Green Space, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	48
Zoning	R2

Listing Details

Listing Office	RE/MAX EXCELLENCE
----------------	-------------------

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.