

# \$290,000 - 4522 31 Street, Athabasca

MLS® #A2249440

## \$290,000

4 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.14 Acres

Athabasca Town, Athabasca, Alberta

### Charming Bi-Level Home in a Family-Friendly Neighborhood

Welcome to this inviting 4 bedroom, 2-bathroom home offering plenty of space for your family to enjoy. The main level boasts a well appointed kitchen, a bright and spacious living room, 4 piece bathroom, and 3 large bedrooms. The partially developed basement provides endless possibilities - create a family room, home office, or play area to suit your lifestyle. You will also find a fourth bedroom that just needs a few finishing touches to make it the perfect guest room, laundry/utility area and a room to use as extra storage. Situated in a desirable neighborhood, this home is conveniently close to the primary school; making it an excellent choice for families with children. Functional design, endless potential - move in and make it yours!

Built in 1988

### Essential Information

MLS® #	A2249440
Price	\$290,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.14
Year Built	1988



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	4522 31 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1N9

### Amenities

Parking Spaces	2
Parking	Off Street, Stall, Gravel Driveway

### Interior

Interior Features	Storage
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### Additional Information

Date Listed	August 20th, 2025
Days on Market	1
Zoning	R1

### Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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