

\$329,000 - 5300 43 Avenue, Athabasca

MLS® #A2229355

\$329,000

4 Bedroom, 3.00 Bathroom, 1,647 sqft

Single Family on 0.22 Acres

Athabasca Town, Athabasca, Alberta

Spacious family home with a huge backyard on a quiet street in Athabasca. At 5300 43 Ave you have a recently updated, well maintained 2 storey home in a very desirable area of town. The home features 4 generous sized bedrooms with a 3 piece bathroom on the upper level. The main floor has a good sized kitchen, spacious dining area, den/office and living room with wood burning fireplace overlooking the front yard. The basement is fully finished, with family room area, flex room and another 3 piece bathroom. There is plenty of parking with driveway right to the backyard, attached garage measuring 14'6"w x 22'd, tarp shelter and storage shed. The backyard is HUGE! You don't back on to neighbors so it is private and fully fenced. The home has been well cared for and looked after and has seen a number of renovations and updates including new flooring in some rooms, vinyl windows, eavestrough covers, newer furnace and new water heater. This is a great home for any size of family, plenty of room to live and play and you have to love the location! (id:6289)

Built in 1977

Essential Information

Listing #	A2229355
Price	\$329,000
Bedrooms	4
Bathrooms	3.00



Half Baths	1
Square Footage	1,647
Acres	0.22
Year Built	1977
Type	Single Family
Sub-Type	Freehold

Community Information

Address	5300 43 Avenue
Subdivision	Athabasca Town
City	Athabasca
Province	Alberta
Postal Code	T9S1J7

Amenities

Amenities	Playground, Schools, Shopping
Features	PVC window, No neighbours behind
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

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



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 26th, 2025 at 5:46pm PDT