

# \$394,000 - 4503 30 Street, Athabasca

MLS® #A2249180

**\$394,000**

4 Bedroom, 3.00 Bathroom, 1,348 sqft  
Residential on 0.19 Acres

Athabasca Town, Athabasca, Alberta

Beautiful 4-bedroom home with walkout basement backing onto greenspace in Cornwall! Welcome home to this stunning 4-bedroom, 3-bath property with a fully finished walkout basement and attached double garage! Perfectly located in the heart of Cornwall, this home offers rare privacy with no rear neighborsâ€™ just peaceful greenspace right out your back door. Over the years, this home has seen numerous updates including the exterior, shingles, windows, furnace, water heater, and central A/C, giving you that peace of mind. Inside, youâ€™ll find a spacious living room with views of the front yard, an updated kitchen with adjoining dining area, and three generously sized bedrooms on the main floor. The primary bedroom features a 3-piece ensuite, while the main floor bath offers a full 4-piece layout. The bright, fully finished walkout basement includes a large family room, a fourth bedroom, a beautifully renovated bathroom, and direct access to your private, fenced backyard. With plenty of space for entertaining, gardening, or simply relaxing. Parking is a breeze with the double attached garage and driveway out front. This home has it allâ€™ style, comfort, and an unbeatable location. One look, and youâ€™ll be sold!

Built in 1992

## Essential Information

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Price	\$394,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,348
Acres	0.19
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	4503 30 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S2A2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
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Lot Description	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 15th, 2025
Days on Market	7
Zoning	R2

### **Listing Details**

Listing Office           ROYAL LEPAGE COUNTY REALTY

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