

\$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 neighbors—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, you'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 all—style, comfort, and an unbeatable location. One look, and you'll be sold!

Built in 1992

Essential Information

MLS® #

A2249180



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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