

# \$355,000 - 3201 Cornwall Drive, Athabasca

MLS® #A2214677

**\$355,000**

4 Bedroom, 3.00 Bathroom, 1,235 sqft  
Residential on 0.14 Acres

Athabasca Town, Athabasca, Alberta

Welcome to the sought-after Cornwall neighborhood in the Town of Athabasca. This impressive 5-bedroom, 2.5-bath home offers an abundance of space, charm, and thoughtful upgrades. With four fully finished levels, there's room for everyone to spread out, relax, and enjoy. On the main level, you're welcomed by a bright, open living area and a formal dining room perfect for gatherings. The kitchen is functional and inviting, with a bright workspace and storage for the home chef. Step outside, and you'll fall in love with the backyard retreat. A gorgeous covered deck extends your living space outdoors, making it the ideal setting for morning coffee, summer BBQs, or simply unwinding after a long day. It truly feels like an extension of the home. Upstairs, 3 bedrooms, including a spacious primary suite with 3-piece en-suite bath, offer comfort and flexibility for families of all sizes. Need more space? The heart of the home is the cozy family room, featuring a classic wood-burning fireplace and amazing ceiling—a perfect spot for curling up on cool evenings. The finished lower level provides endless possibilities—an additional bedroom and then think rec room, home gym, office, or media room! Additional features include a double attached garage, ample storage, and an unbeatable location just minutes from parks, schools, and amenities. Homes like this don't come along often—schedule your tour today and experience all that Cornwall living has to offer!



Built in 1991

## Essential Information

MLS® #	A2214677
Price	\$355,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	0.14
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	3201 Cornwall Drive
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1N9

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	None
Lot Description	Lawn
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	11
Zoning	R1

### **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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