

\$399,900 - 3901 Champagne Drive, Athabasca

MLS® #A2239172

\$399,900

4 Bedroom, 3.00 Bathroom, 2,678 sqft

Residential on 0.21 Acres

Athabasca Town, Athabasca, Alberta

This spacious and well-cared-for 4-level split offers over 2,600 sq ft of living space and a layout perfect for family living and entertaining. Situated on a nicely landscaped corner lot, the home backs onto a green space and is just steps from the neighbourhood playground and outdoor rink—ideal for kids, pets, and year-round activity. Inside, you'll find 4 bedrooms and 3 bathrooms, along with multiple living areas including a living room, family room, and a games room on the finished basement level. The kitchen and main living areas are bright and functional, with plenty of space for gatherings and everyday life. Enjoy beautiful views of the valley, a great deck and backyard for summer relaxation, and a layout that provides both space and separation for a busy household. The home has been lovingly maintained and is move-in ready, with the opportunity to update and add your own style over time. If you're looking for a home that offers comfort, space, and a great family-friendly neighbourhood, this one is worth a closer look.

Built in 1994

Essential Information

MLS® #	A2239172
Price	\$399,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,678
Acres	0.21
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	3901 Champagne Drive
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1J2

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Jetted Tub
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Family Room
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Fire Pit
Lot Description	Corner Lot, Landscaped

Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	17
Zoning	R2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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. Used under license.