

# \$375,000 - 4516 Hees Drive, Athabasca

MLS® #A2241947

**\$375,000**

3 Bedroom, 4.00 Bathroom, 1,968 sqft

Residential on 0.31 Acres

Athabasca Town, Athabasca, Alberta

Immaculate 1.5-storey executive home offering timeless appeal and exceptional care throughout. Features hardwood flooring in the living room, dining area and breakfast nook. The main floor includes a spacious primary bedroom with vaulted ceiling, a 3 piece en-suite with separate shower and jacuzzi tub, and convenient main floor laundry which includes a 2 piece bathroom. Upstairs features 2 generous bedrooms, a 4 piece bathroom, and a versatile open nook overlooking the foyer-ideal for a home office or reading space. The basement is unfinished, offering excellent potential for future development, and includes a large crawlspace for additional storage. Well maintained yard, garden area with shed and double attached garage complete this move in ready home. Pride of ownership is evident inside and out.

Built in 1992

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241947  |
| Price          | \$375,000 |
| Bedrooms       | 3         |
| Bathrooms      | 4.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 1,968     |
| Acres          | 0.31      |



|            |                   |
|------------|-------------------|
| Year Built | 1992              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | 1 and Half Storey |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4516 Hees Drive  |
| Subdivision | Athabasca Town   |
| City        | Athabasca        |
| County      | Athabasca County |
| Province    | Alberta          |
| Postal Code | T9S 1J3          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Central Vacuum                                                      |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                            |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Family Room, Wood Burning                                           |
| Has Basement      | Yes                                                                 |
| Basement          | Crawl Space, Unfinished, Partial                                    |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Garden, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                 |
| Construction      | Vinyl Siding                    |
| Foundation        | Poured Concrete                 |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 22nd, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 13 |
| Zoning         | R2 |

## **Listing Details**

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

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