\$340,000 - 4607 Champagne Drive, Athabasca Town

MLS® #E4416368

\$340,000

4 Bedroom, 3.50 Bathroom, 1,657 sqft Single Family on 0.00 Acres

Athabasca Town, Athabasca Town, AB

Amazing, quiet location! Beautifully maintained 4 bedroom home with a massive well manicured yard. Newer furnace(2023) and hot water tank(2024), large primary bedroom with 3pc ensuite. 2 additional bedrooms on the second floor with another 4 pc bathroom. There is plenty of room inside and outside to entertain! There is an additional bedroom in the basement along with another 3pc bathroom.



Essential Information

MLS® # E4416368 Price \$340,000

Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,657 Acres 0.00 Year Built 1985

Type Single Family

Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active







Community Information

Address 4607 Champagne Drive

Area Athabasca Town
Subdivision Athabasca Town
City Athabasca Town

County ALBERTA

Province AB

Postal Code T9S 1J5

Amenities

Amenities See Remarks

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Fenced, Fruit Trees/Shrubs, Golf Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed December 19th, 2024

Days on Market 301

Zoning Zone 60

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Listing information last updated on October 16th, 2025 at 9:02am MDT