

## \$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.

Built in 1985

### 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	226
Zoning	Zone 60

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Listing information last updated on August 2nd, 2025 at 5:47am MDT