

## **\$619,000 - 4717 52 Street, Athabasca Town**

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MLS® #E4460329

**\$619,000**

5 Bedroom, 3.50 Bathroom, 2,280 sqft

Single Family on 0.00 Acres

Athabasca Town, Athabasca Town, AB

STUNNING FULLY FINISHED 2 STOREY HOME W/ DOUBLE ATTACHED GARAGE IN ATHABASCA! This custom built executive home is sure to impress! As you walk through the front door its easy to see this home has been meticulously maintained, features premium finishes and top of the line fixtures! The well thought-out floor plan is designed for both family and entertaining with open concept kitchen, living and family rooms to flow seamlessly together. The most notable feature is the GOURMET CHEFS KITCHEN! This one of a kind custom kitchen boasts ample cabinetry, unique pull outs, soft close drawers, built-in appliances, and plenty of counter space! Outside enjoy the low maintenance fully fenced backyard! With only 10 min worth of grass cutting this home is perfect for the lock-and-leave lifestyle! Whether your a professional, couple or looking for a place for the whole family this home has it all! Enjoy peace of mind knowing the home was owned and built by a professional builder! Don't miss out on this perfect home!

Built in 2011

### **Essential Information**

MLS® # E4460329

Price \$619,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,280                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4717 52 Street |
| Area        | Athabasca Town |
| Subdivision | Athabasca Town |
| City        | Athabasca Town |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9S 1K7        |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Parking-Extra, R.V. Storage, Storage-In-Suite, Vaulted Ceiling |
| Parking   | 2 Outdoor Stalls, Double Garage Attached, RV Parking                                  |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                 |
| Stories           | 3                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                    |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |

|              |                           |
|--------------|---------------------------|
| Construction | Wood, Hardie Board Siding |
| Foundation   | Concrete Perimeter        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 34                |
| Zoning         | Zone 60           |

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Listing information last updated on November 3rd, 2025 at 8:47pm MST