

\$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	252
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 28th, 2025 at 6:02pm MDT