

# \$549,900 - 4102 Hees Drive, Athabasca

MLS® #A2254253

**\$549,900**

5 Bedroom, 4.00 Bathroom, 2,075 sqft

Residential on 0.22 Acres

Athabasca Town, Athabasca, Alberta

Welcome to this stunning 1.5-storey custom-built home offering over 3,500 sq ft of beautifully finished living space. Featuring 5 bedrooms, 4 bathrooms, and a heated double attached garage. Situated in the desirable Hees Estates; this property boasts a landscaped yard filled with mature perennials and shrubs for year-round curb appeal. Step inside to a spacious, well-planned layout designed for both comfort and elegance. The main floor has updated vinyl plank flooring, master bedroom complete with an ensuite featuring a jacuzzi tub, a formal dining room, a welcoming sitting room with a cozy gas fireplace, a bright living room, and a beautifully updated kitchen perfect for family gatherings. For added convenience, you will also find main floor laundry and a 2-piece bathroom. Upstairs you will discover 2 generous sized bedrooms and a full 4-piece bathroom. The walk-out basement is designed for entertaining and relaxation with a large family room, complete with a hot tub. Two additional bedrooms, a 3-piece bathroom, and a versatile storage/office/craft room round out the lower level offering endless flexibility. This executive home combines timeless style with modern updates, all in a sought-after neighborhood close to amenities.

Built in 1995

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2254253          |
| Price          | \$549,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,075             |
| Acres          | 0.22              |
| Year Built     | 1995              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4102 Hees Drive  |
| Subdivision | Athabasca Town   |
| City        | Athabasca        |
| County      | Athabasca County |
| Province    | Alberta          |
| Postal Code | T9S 1J5          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Storage                                                   |
| Appliances        | Dishwasher, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas                                                                                                                     |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Finished, Full                                                                                                          |

**Exterior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Yard, Misting System                                         |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Vinyl Siding                                                         |
| Foundation        | Poured Concrete                                                      |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 61                   |
| Zoning         | R2                   |

**Listing Details**

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

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