

# \$399,900 - 3901 Champagne Drive, Athabasca

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MLS® #A2239172

**\$399,900**

4 Bedroom, 3.00 Bathroom, 2,678 sqft

Residential on 0.21 Acres

Athabasca Town, Athabasca, Alberta

This spacious and well-cared-for 4-level split offers over 2,600 sq ft of living space and a layout perfect for family living and entertaining. Situated on a nicely landscaped corner lot, the home backs onto a green space and is just steps from the neighbourhood playground and outdoor rink—ideal for kids, pets, and year-round activity. Inside, you'll find 4 bedrooms and 3 bathrooms, along with multiple living areas including a living room, family room, and a games room on the finished basement level. The kitchen and main living areas are bright and functional, with plenty of space for gatherings and everyday life. Enjoy beautiful views of the valley, a great deck and backyard for summer relaxation, and a layout that provides both space and separation for a busy household. The home has been lovingly maintained and is move-in ready, with the opportunity to update and add your own style over time. If you're looking for a home that offers comfort, space, and a great family-friendly neighbourhood, this one is worth a closer look.

Built in 1994

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2239172  |
| Price     | \$399,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Square Footage | 2,678         |
| Acres          | 0.21          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3901 Champagne Drive |
| Subdivision | Athabasca Town       |
| City        | Athabasca            |
| County      | Athabasca County     |
| Province    | Alberta              |
| Postal Code | T9S 1J2              |

### Amenities

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

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Jetted Tub |
| Appliances        | Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                              |
| Heating           | Forced Air                                                                                                                                                   |
| Cooling           | None                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                            |
| Fireplaces        | Gas, Mantle, Family Room                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Finished, Partial                                                                                                                                            |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Fire Pit               |
| Lot Description   | Corner Lot, Landscaped |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt                  |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 23              |
| Zoning         | R2              |

**Listing Details**

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

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