

\$349,900 - 2021 Athabasca Falls Drive, Anna

MLS® #20807600

\$349,900

4 Bedroom, 2.10 Bathroom, 2,696 sqft
Residential on 0.14 Acres

Falls Ph 2, Anna, TX

Welcome to this beautifully maintained home located in a sought-after neighborhood. The master bedroom is thoughtfully situated upstairs for added privacy, along with a unique attic bump-out that has been converted into a versatile flex room. The roof was replaced in summer 2022, ensuring peace of mind for years to come. The entertainerâ€™s backyard features a built-in grill, kitchenette, and an extended patio, perfect for hosting gatherings. This energy-efficient home is equipped with solar panels to help reduce utility costs. Situated in The Falls community, residents enjoy exclusive access to a clubhouse, pools, and recreational areas.



Built in 2004

Essential Information

Days on Market	292
Cumulative Days on Market	104
HOA	Mandatory
HOA Fees	\$258
HOA Fees Frequency	Semi-Annual
MLS® #	20807600
Price	\$349,900
Bedrooms	4
Bathrooms	2.10
Full Baths	2
Half Baths	1
Square Footage	2,696

Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed

Community Information

Address	2021 Athabasca Falls Drive
Subdivision	Falls Ph 2
City	Anna
County	Collin
State	TX
Zip Code	75409-5124

Amenities

Utilities	City Sewer, City Water, Concrete, Curbs, Individual Gas Meter, Individual Water Meter, Underground Utilities
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, 2-Car Double Doors, Garage Faces Front

Interior

Interior Features	High Speed Internet Available, Open Floorplan, Pantry, Walk-In Closet(s)
Kitchen	Built-in Cabinets, Eat-in Kitchen, Kitchen Island, Solid Surface/Non-Natural Type, Pantry, Walk-in P
Bedroom / Bathroom	Dual Sinks, Ensuite Bath, Garden Tub, Separate Shower, Walk-in Closet(s)
Specialty Rooms	Bedroom, Breakfast Room, Master Bathroom, Office
Utility Room	Separate Utility Room
Floors	Carpet, Ceramic Tile
Heating	Central, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Exterior

Exterior Features	Covered Patio/Porch
Lot Description	Landscaped

Roof	Composition
Construction	Brick
Foundation	Brick/Mortar

Listing Details

Listing Agent	Nick Berrios
Listing Office	Russell Realty

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