

\$355,000 - 2114 Athabasca Falls Drive, Anna

MLS® #20890185

\$355,000

4 Bedroom, 2.10 Bathroom, 2,696 sqft

Residential on 0.14 Acres

Falls Ph 2, Anna, TX

ANNA CHARMER!! Welcome to this spacious and beautifully maintained 4-bedroom, 2.5-bathroom home in the city of Anna, TX! With 2,696 square feet of thoughtfully designed living space, this home offers comfort, functionality, and recent upgrades for peace of mind.

Upon entering, you'll find a dedicated office, a formal dining area, and a convenient half bath, perfect for guests. The heart of the home is the open-concept living area, which flows seamlessly into the breakfast nook and kitchen—complete with an island for extra prep space.

Upstairs, you'll discover four generously sized bedrooms (all with walk-in closets), including a large primary suite with an en suite bathroom, providing a private retreat. A spacious family room offers additional living space, perfect for relaxing or entertaining.

Recent Updates & Features are Solar shades installed on all windows for energy efficiency, new HVAC (2021) — parts still under warranty, new hot water tank (2022), sprinkler system redone (2024), and new updated kitchen sink (2024)

Don't miss out on this fantastic opportunity! Schedule your showing today!

Built in 2005

Essential Information



Days on Market	213
Cumulative Days on Market	89
HOA	Mandatory
HOA Fees	\$500
HOA Fees Frequency	Annually
MLS® #	20890185
Price	\$355,000
Bedrooms	4
Bathrooms	2.10
Full Baths	2
Half Baths	1
Square Footage	2,696
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed

Community Information

Address	2114 Athabasca Falls Drive
Subdivision	Falls Ph 2
City	Anna
County	Collin
State	TX
Zip Code	75409-5125

Amenities

Utilities	City Sewer, City Water, Co-op Electric, Individual Water Meter, Sidewalk
Features	Community Pool, Curbs, Playground
# of Garages	2
Garages	Garage, Garage Faces Front

Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, Loft, Open Floorplan, Walk-In Closet(s)
Appliances	Irrigation Equipment
Kitchen	Built-in Cabinets, Kitchen Island
Bedroom / Bathroom	Dual Sinks, Ensuite Bath, Garden Tub, Separate Shower, Walk-in

	Closet(s)
Specialty Rooms	Bedroom, Breakfast Room, Family Room, Laundry, Office
Floors	Carpet, Tile
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning

Exterior

Lot Description	Sprinkler System
Roof	Composition, Shingle
Construction	Brick, Fiber Cement, Wood
Foundation	Slab

Listing Details

Listing Agent	Rex Rhorer
Listing Office	Coldwell Banker Apex, REALTORS

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