

\$149,000 - 4618 54 Street, Athabasca

MLS® #A2093808

\$149,000

3 Bedroom, 2.00 Bathroom, 551 sqft
Residential on 0.12 Acres

Athabasca Town, Athabasca, Alberta

Check out this practical 3-bedroom, 2-bathroom half duplex located in a quiet, mature neighborhood. This property, with some personal touches, offers a straightforward opportunity for those looking to roll up their sleeves and make it their own. Ideal for a first-time buyer seeking affordability, a single parent on a budget, or a savvy investor interested in a rental property. Featuring a single-car attached garage, this home provides functional living space with room for improvement. While it may lack the frills, its simplicity offers a blank canvas for your personal touches and renovations. With a bit of effort, this property can be transformed into a comfortable and budget-friendly residence. Explore the potential and make this property your own with a touch of care and creativity.

Built in 1987

Essential Information

MLS® #	A2093808
Price	\$149,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	551
Acres	0.12



Year Built	1987
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Active

Community Information

Address	4618 54 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A2

Amenities

Parking Spaces	4
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped
Roof	Asphalt
Construction	Wood Frame
Foundation	See Remarks

Additional Information

Date Listed	November 20th, 2023
Days on Market	532
Zoning	R3

Listing Details

Listing Office

ROYAL LEPAGE COUNTY REALTY

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