

# \$133,900 - 56 Birch Street, Athabasca

MLS® #A2212680

**\$133,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.10 Acres

Athabasca Town, Athabasca, Alberta

This bright and affordable 3-bedroom, 2-bathroom mobile home sits on an owned lot in a prime Athabasca location—just minutes from the primary school, hospital, and everyday amenities. Large windows bring in tons of natural light, making the space feel warm and welcoming.

It's a great option for first-time buyers, anyone looking to downsize, or investors seeking a solid rental opportunity. The functional layout makes the most of the space, the yard is easy to maintain, and a small shed adds convenient storage.

Move-in ready and full of potential—this is a great chance to own or invest in Athabasca!

Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212680    |
| Price          | \$133,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,216       |
| Acres          | 0.10        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |                         |
|--------|-------------------------|
| Style  | Single Wide Mobile Home |
| Status | Active                  |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 56 Birch Street  |
| Subdivision | Athabasca Town   |
| City        | Athabasca        |
| County      | Athabasca County |
| Province    | Alberta          |
| Postal Code | T9S 1T4          |

## Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | RV/Boat Storage |
| Parking Spaces | 1               |
| Parking        | Parking Pad     |

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Laminate Counters, Pantry, Walk-In Closet(s)                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Basement          | None                                                               |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Fire Pit                          |
| Lot Description   | Back Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding                      |
| Foundation        | Block                             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 15               |
| Zoning         | R-MHC            |

## Listing Details

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

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