

# **\$84,000 - 4712 50 Street, Athabasca**

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MLS® #A2194229

**\$84,000**

2 Bedroom, 1.00 Bathroom, 606 sqft

Residential on 0.14 Acres

Athabasca Town, Athabasca, Alberta

Affordable In-Town Living – Perfect for Any Buyer!

Looking for an affordable home, a smart investment, or the perfect place to retire? This charming one-bedroom, one-bathroom property offers incredible value in a prime in-town location. Nestled beside a reserve and within walking distance of all amenities, this home provides both convenience and tranquility.

Inside, you’ll find a bright and functional layout with a living room, dining area, kitchen, and a storage/laundry room. The home sits on top of an unfinished basement, offering extra potential. The current tenant is happy to stay, making this an ideal turnkey rental property for investors.

At a price that won’t break the bank, this is a fantastic opportunity to enter the housing market, downsize comfortably, or expand your investment portfolio. Don’t miss out—schedule your viewing today!

Built in 1946



## Essential Information

MLS® #	A2194229
Price	\$84,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	606
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4712 50 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1R1

## Amenities

Parking Spaces	1
Parking	Off Street

## Interior

Interior Features	Laminate Counters, Wood Windows
Appliances	Range, Refrigerator, European Washer/Dryer Combination
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	None
Lot Description	Back Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 12th, 2025
Days on Market	68
Zoning	R3

**Listing Details**

Listing Office	RE/MAX Excellence
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