

\$72,000 - 4712 50 Street, Athabasca

MLS® #A2194229

\$72,000

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 | \$72,000 |
| 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 | Wood Windows, Laminate Counters |
| 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 | 173 |
| Zoning | R3 |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | RE/MAX Excellence |
|----------------|-------------------|

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