

# \$227,900 - 4701 47 Avenue, Athabasca

MLS® #A2251375

## \$227,900

3 Bedroom, 2.00 Bathroom, 866 sqft

Residential on 0.20 Acres

Athabasca Town, Athabasca, Alberta

Great starter or retirement home. If you desire to be in the country, but need to be in town, this property offers the best of both worlds. Located on the edge of town with nothing but trees to the south and east. Back entrance has plenty of room for extra coats, and is only a few steps up or down. Main level has 2 bedrooms and bathroom, plus another bedroom, and bathroom in the basement. Both bathrooms have been gutted, new toilets and vanities added. Downstairs bathroom is ready for finishing touches, drain already roughed in for a new shower. Large flex room in the basement was originally a kitchenette, the sink and cabinets are still there and could make an excellent wet bar or spacious primary bedroom. All windows and exterior doors have been replaced. 14 ft x 22 ft garage, new metal roof done August 2025.

Built in 1960

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2251375  |
| Price          | \$227,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 866       |
| Acres          | 0.20      |



|            |                   |
|------------|-------------------|
| Year Built | 1960              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | Modified Bi-Level |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4701 47 Avenue   |
| Subdivision | Athabasca Town   |
| City        | Athabasca        |
| County      | Athabasca County |
| Province    | Alberta          |
| Postal Code | T9S 1R2          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | See Remarks                                           |
| Appliances        | Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                               |
| Cooling           | None                                                  |
| Has Basement      | Yes                                                   |
| Basement          | Finished, Full                                        |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Concrete, Wood Frame             |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 15                |
| Zoning         | R3                |

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.