

\$227,900 - 4701 47 Avenue, Athabasca

MLS® #A2251375

\$227,900

3 Bedroom, 2.00 Bathroom, 866 sqft

Single Family 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. (id:6289)

Built in 1960

Essential Information

Listing #	A2251375
Price	\$227,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	866
Acres	0.20
Year Built	1960



Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	4701 47 Avenue
Subdivision	Athabasca Town
City	Athabasca
Province	Alberta
Postal Code	T9S1R2

Amenities

Amenities	Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Stove, Microwave, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	3% REALTY PROGRESS
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