

# \$150,000 - 5009 48 Avenue, Athabasca

MLS® #A2172306

**\$150,000**

2 Bedroom, 1.00 Bathroom, 882 sqft

Residential on 0.14 Acres

Athabasca Town, Athabasca, Alberta

Tired of paying rent or have you been considering a RENTAL INVESTMENT? This opportunity may be the right one for you! The ROI on this house will be amazing. This home has 2 bedrooms, one bath, and main floor laundry. New counter tops and upper cabinets. New flooring in bathroom and one bedroom. Washer, dryer, hot water heater and furnace are all one year old. Its conveniently located on a corner lot in downtown Athabasca. The detached garage/workshop complete this affordable package.

Built in 1945

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2172306    |
| Price          | \$150,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 882         |
| Acres          | 0.14        |
| Year Built     | 1945        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

Address 5009 48 Avenue



|             |                  |
|-------------|------------------|
| Subdivision | Athabasca Town   |
| City        | Athabasca        |
| County      | Athabasca County |
| Province    | Alberta          |
| Postal Code | T9S2A4           |

### Amenities

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

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | See Remarks                           |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                            |
| Cooling           | None                                  |
| Fireplace         | Yes                                   |
| # of Fireplaces   | 1                                     |
| Fireplaces        | Gas                                   |
| Basement          | None                                  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Gentle Sloping  |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2024 |
| Days on Market | 406                |
| Zoning         | R1                 |

### Listing Details

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

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