

# \$309,000 - 3206 46 Ave Avenue, Athabasca

MLS® #A2230857

**\$309,000**

4 Bedroom, 2.00 Bathroom, 1,108 sqft  
Residential on 0.14 Acres

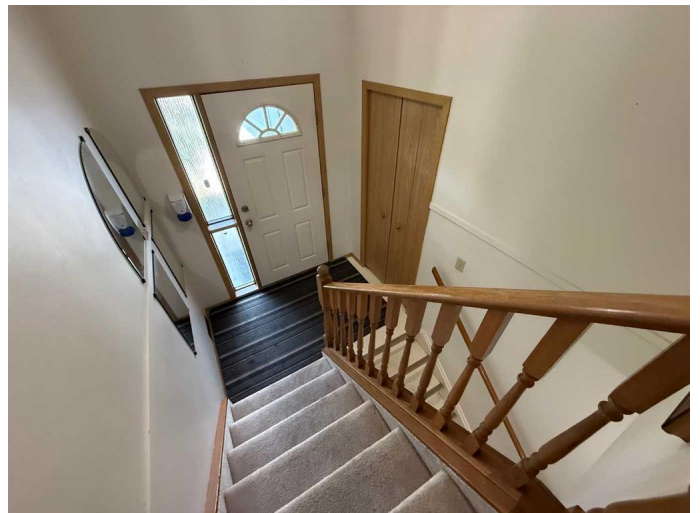
Athabasca Town, Athabasca, Alberta

This 4 bedroom 2-bathroom family home with an attached garage, ideally situated in a family-friendly neighborhood close to schools, playgrounds, hiking trails, and essential amenities. Just a short walk from the local hospital, primary school, and after-school care, this home is also conveniently located near popular retailers like Canadian Tire and a variety of quick-service restaurants.

Currently operating as a successful income property, the home is fully tenant-occupied with happy, reliable tenants who would love to stayâ€™making it a turnkey opportunity for investors. The numbers work, and the location sells itself.

For homebuyers, this is a fantastic opportunity to step into homeownership at a great price point. With a little cosmetic TLC, this property has all the makings of a warm, welcoming family home.

Recent updates include brand new smoke detectors and a new roof, giving you peace of mind whether youâ€™re investing or planning to move in.



Don't miss out on this versatile property.

Built in 1989

### Essential Information

MLS® #	A2230857
Price	\$309,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,108
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	3206 46 Ave Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S1P2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	2
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX EXCELLENCE
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