

# \$149,000 - 4618 54 Street, Athabasca

MLS® #A2093808

**\$149,000**

3 Bedroom, 2.00 Bathroom, 551 sqft

Residential on 0.12 Acres

Athabasca Town, Athabasca, Alberta

Check out this practical 3-bedroom, 2-bathroom half duplex located in a quiet, mature neighborhood. This property, with some personal touches, offers a straightforward opportunity for those looking to roll up their sleeves and make it their own. Ideal for a first-time buyer seeking affordability, a single parent on a budget, or a savvy investor interested in a rental property. Featuring a single-car attached garage, this home provides functional living space with room for improvement. While it may lack the frills, its simplicity offers a blank canvas for your personal touches and renovations. With a bit of effort, this property can be transformed into a comfortable and budget-friendly residence. Explore the potential and make this property your own with a touch of care and creativity.

Built in 1987

## Essential Information

MLS® #	A2093808
Price	\$149,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	551
Acres	0.12



Year Built	1987
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Active

### Community Information

Address	4618 54 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A2

### Amenities

Parking Spaces	4
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped
Roof	Asphalt
Construction	Wood Frame
Foundation	See Remarks

### Additional Information

Date Listed	November 20th, 2023
Days on Market	538
Zoning	R3

### Listing Details

Listing Office

ROYAL LEPAGE COUNTY REALTY

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