

\$72,000 - 4712 50 Street, Athabasca

MLS® #A2194229

\$72,000

2 Bedroom, 1.00 Bathroom, 606 sqft

Residential on 0.14 Acres

Athabasca Town, Athabasca, Alberta

Affordable In-Town Living – Perfect for Any Buyer!

Looking for an affordable home, a smart investment, or the perfect place to retire? This charming one-bedroom, one-bathroom property offers incredible value in a prime in-town location. Nestled beside a reserve and within walking distance of all amenities, this home provides both convenience and tranquility.

Inside, you’ll find a bright and functional layout with a living room, dining area, kitchen, and a storage/laundry room. The home sits on top of an unfinished basement, offering extra potential. The current tenant is happy to stay, making this an ideal turnkey rental property for investors.

At a price that won’t break the bank, this is a fantastic opportunity to enter the housing market, downsize comfortably, or expand your investment portfolio. Don’t miss out—schedule your viewing today!

Built in 1946



Essential Information

MLS® #	A2194229
Price	\$72,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	606
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4712 50 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1R1

Amenities

Parking Spaces	1
Parking	Off Street

Interior

Interior Features	Wood Windows, Laminate Counters
Appliances	European Washer/Dryer Combination, Refrigerator, Range
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 12th, 2025
Days on Market	211
Zoning	R3

Listing Details

Listing Office	RE/MAX Excellence
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.