# \$249,000 - 2, 5010 41 Ave, Athabasca

MLS® #A2211975

### \$249,000

3 Bedroom, 3.00 Bathroom, 1,278 sqft Residential on 0.43 Acres

NONE, Athabasca, Alberta

Affordable space, smart layout, and low fees â€" all in one! This 3-bedroom, 3-bathroom townhouse-style condo offers incredible value whether you're a first-time buyer, a young family, or an investor looking for a solid rental. Enjoy the convenience of a single attached garage, a deck for outdoor relaxing, and 5 included appliances â€" making move-in simple. The super low monthly condo fees help keep your costs down at a time when monthly expenses just keep climbing. Inside. You'll find a practical layout with laundry conveniently located on the second level â€" a small detail that makes everyday life easier. Downstairs, a flex room in the basement offers space for a home office, workout area, or extra storage â€" whatever you need. A pleasantly appealing, functional home that gives you a lot for your dollar in a great location.



#### **Essential Information**

MLS® # A2211975 Price \$249,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,278

Acres 0.43







Year Built 2002

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 2, 5010 41 Ave

Subdivision NONE

City Athabasca

County Athabasca County

Province Alberta
Postal Code T9S 1V5

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Pad, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Vinyl Windows

Appliances Dishwasher, Refrigerator, Stove(s), Window Coverings, Washer/Dryer

Stacked

Heating Floor Furnace, Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Partial, Partially Finished

#### **Exterior**

Exterior Features Other

Lot Description Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 16th, 2025

Days on Market 187 Zoning R7

## **Listing Details**

Listing Office ROYAL LEPAGE COUNTY REALTY

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