

# \$245,000 - 4807 46 Avenue, Athabasca

MLS® #A2226888

## \$245,000

3 Bedroom, 2.00 Bathroom, 920 sqft  
Residential on 0.17 Acres

Athabasca Town, Athabasca, Alberta

Location! Location! Move in ready, well maintained 2 + 1 bedroom 1 1/2 bath home on a large 7500 sq ft town lot in a very desirable location in Athabasca. The upstairs features 2 good sized bedrooms, 1 full bathroom, living room, dining room and kitchen overlooking the backyard. The basement has a huge bedroom, half bath and generous sized family room. The home has seen many recent updates including newer windows, shingles, flooring, paint, kitchen countertops, furnace, water heater, electrical upgrade, dishwasher and dryer. There is a 24'x14' single stall garage, huge fenced yard and located on a quiet street. This is a great starter home or retirement home that has been well looked after. You will be impressed!

Built in 1955

## Essential Information

MLS® #	A2226888
Price	\$245,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	920
Acres	0.17
Year Built	1955
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4807 46 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1C4

### **Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Playground, Private Yard
Lot Description	Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	38
Zoning	R1

## Listing Details

Listing Office            ROYAL LEPAGE COUNTY REALTY

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