

\$245,000 - 4807 46 Avenue, Athabasca

MLS® #A2226888

\$245,000

3 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.17 Acres

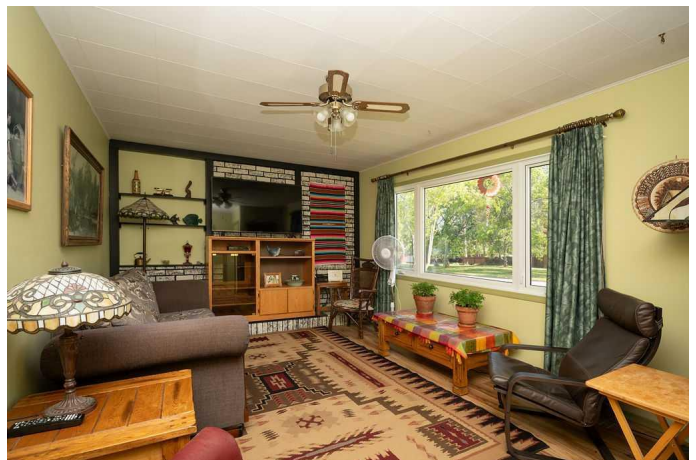
Athabasca Town, Athabasca, Alberta

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, Refrigerator, Washer, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Wood Burning, Basement
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	11
Zoning	R1

Listing Details

Listing Office ROYAL LEPAGE COUNTY REALTY

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.