

# \$154,900 - 5210 48 Avenue, Athabasca

MLS® #A2227528

**\$154,900**

2 Bedroom, 1.00 Bathroom, 803 sqft  
Residential on 0.14 Acres

Athabasca Town, Athabasca, Alberta

Welcome to this beautifully updated 2-bedroom, 1-bathroom home, ideally situated on a bright corner lot in a desirable town location. From the moment you step inside, you'll appreciate the care and quality that has gone into the renovations.

This charming home features newer flooring, fresher paint, and a stylishly renovated bathroom—offering a modern and inviting feel throughout. The newer windows and roof provide peace of mind and energy efficiency, while allowing natural light to flood the space.

The open, unfinished basement presents a fantastic opportunity for customization, whether you envision a family room, additional bedroom, or home office, the space is a blank canvas waiting for your personal touch.

Exceptionally well-priced in today's market, this property delivers both comfort and value, making it perfect for first-time buyers, downsizers, or savvy investors.

Don't miss your chance to own this



turnkey gem with potential to grow!!

### **Essential Information**

MLS® #	A2227528
Price	\$154,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	803
Acres	0.14
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5210 48 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1K6

### **Amenities**

Parking Spaces	2
Parking	Single Garage Detached, Gravel Driveway
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
-------------------	-------

Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	11
Zoning	R3

### **Listing Details**

Listing Office	RE/MAX EXCELLENCE
----------------	-------------------

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