

# \$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, youâ€™ll appreciate the care and quality that has gone into the renovations.

This charming home features newer flooring, fresher paint, and a stylishly renovated bathroomâ€”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 todayâ€™s market, this property delivers both comfort and value, making it perfect for first-time buyers, downsizers, or savvy investors.

Donâ€™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
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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
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