\$105,000 - 201, 4505 53 Street, Athabasca

MLS® #A2242306

\$105,000

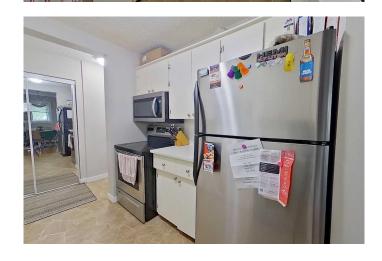
2 Bedroom, 2.00 Bathroom, 909 sqft Residential on 0.00 Acres

Athabasca Town, Athabasca, Alberta

Welcome to this beautifully updated 2-bedroom, 1.5-bath apartment-style condo located in Northland Manor. This second-floor unit offers a bright and comfortable living space with a northeast-facing balconyâ€"perfect for enjoying your morning coffee or relaxing in the evening. Inside, you'II find a thoughtfully renovated home with numerous updates completed in recent years. The kitchen features quartz countertops, a stylish subway tile backsplash, and updated sink and faucetâ€"all completed in 2021. A new dishwasher was installed in 2024, and the stove, microwave, and range hood were replaced in 2020. The main bathroom also boasts quartz counters and new fixtures, replaced in 2021. The living room, dining room, and bathroom were updated with new flooring in 2020, and the entire unit was freshly painted in 2021. Additional improvements include new windows and a patio door installed in 2012 and a new toilet in the half bath in 2025. This well-maintained condo offers excellent value with condo fees of \$500 per month, covering gas, water, sewer, garbage, and contributions to the reserve fund. A convenient coin-operated laundry facility is located just steps from the unit. Whether you're a first-time homebuyer or looking for a smart investment opportunity, this affordable and move-in-ready condo is a great choice.







Essential Information

MLS® # A2242306 Price \$105,000

Bedrooms 2
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 909
Acres 0.00
Year Built 1977

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 201, 4505 53 Street

Subdivision Athabasca Town

City Athabasca

County Athabasca County

Province Alberta
Postal Code T9S 1K1

Amenities

Amenities Coin Laundry, Trash

Parking Spaces 1

Parking Off Street

Interior

Interior Features No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator

Heating Baseboard, Boiler

Cooling None
of Stories 2
Basement None

Exterior

Exterior Features Balcony

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed July 24th, 2025

Days on Market 3

Zoning R7

HOA Fees 500

HOA Fees Freq. MON

Listing Details

Listing Office ROYAL LEPAGE COUNTY REALTY

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