

## \$230,000 - N/A, Athabasca Town

MLS® #E4392902

**\$230,000**

2 Bedroom, 1.00 Bathroom, 1,054 sqft

Single Family on 0.00 Acres

Athabasca Town, Athabasca Town, AB

Welcome to your new home in the heart of Athabasca Alberta! This charming 1149 sqft home is perfect for a single family or first time home buyer. The house comes with all the major appliances you need to get started, including the fridge and electric stove. A standout feature is the detached garage with back alley access, offering secure parking and extra storage. The real gem of this listing is the vacant lot next door. The potential for lot limitless, so your future builds or expansions are secured! Save on gas as all your amenities are within walking distance! Don't miss your chance to own a versatile property in a desirable location!

Built in 1976

### Essential Information

MLS® #	E4392902
Price	\$230,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,054
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	N/A
Area	Athabasca Town
Subdivision	Athabasca Town
City	Athabasca Town
County	ALBERTA
Province	AB
Postal Code	T9S 2B4

### Amenities

Amenities	On Street Parking, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, Television Connection, Vinyl Windows
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Furniture Included, Refrigerator, Stove-Electric, Washer, TV Wall Mount
Heating	Forced Air-2, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Schools, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2024
Days on Market	312
Zoning	Zone 60

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