

\$214,900 - 4911 42 Street, Athabasca

MLS® #A2053591

\$214,900

3 Bedroom, 3.00 Bathroom, 846 sqft

Residential on 0.15 Acres

Athabasca Town, Athabasca, Alberta

Welcome to your dream home! This charming 1973 residence, located in a private neighborhood, offers the perfect blend of classic charm and modern living. Step inside and be amazed by the meticulous renovation work done to transform this home into a contemporary gem. Every detail has been carefully considered to offer a modern living experience filled with comfort and style. Natural light floods the interior through large windows, creating a warm and inviting ambiance throughout. The fully renovated home boasts all the conveniences you'd expect from a brand new condo, while also providing the luxury of having your own private yard and no shared walls.

With a single garage, you'll have secure parking for your vehicle along with additional storage space. The private yard is an oasis waiting to be enjoyed - a place where you can relax, entertain, or create your own personal garden retreat.

The location of this property is truly unbeatable. It's within walking distance to the town, giving you easy access to shops, restaurants, cafes, and all the amenities you desire. As well as the riverfront, boat launch, walking trails, park and spray park for kids. If you're a golf enthusiast, you'll be delighted to know that the local golf course is less than 5 minutes away, allowing you to indulge in your favorite sport whenever you please.

This home also presents an incredible opportunity as an Airbnb. With its prime



location and charming features, it's sure to attract visitors who are looking for a memorable stay. Take advantage of the proximity to town and the golf course to maximize its potential as a desirable vacation rental.

Don't miss out on this unique opportunity to own a fully renovated 1973 home in a private neighborhood. Whether you're looking for a serene living space or an excellent investment, this property offers it all.

Built in 1973

Essential Information

MLS® #	A2053591
Price	\$214,900
Sold Price	\$207,750
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	846
Acres	0.15
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4911 42 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1P7

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Bar, Kitchen Island, No Smoking Home, See Remarks, Sump Pump(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2023
Date Sold	November 24th, 2023
Days on Market	175
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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