

\$134,000 - 4903 45 Street, Athabasca

MLS® #A2061450

\$134,000

2 Bedroom, 1.00 Bathroom, 977 sqft
Residential on 0.20 Acres

Athabasca Town, Athabasca, Alberta

Must see this cute house with a great layout, in a quiet cul-de-sac, on a huge private lot, nestled in mature trees with easy trail access - with a quick walk to the riverfront and downtown! This storey-and-a-half home has a walkout basement, a vaulted living room ceiling, and a newly drywalled basement room that could be converted into a third bedroom. It sits on one and a half lots, with a backyard big and private enough for any plan. A detached (14'x24') garage is attached to an enclosed patio/greenhouse - next to a garden just waiting for your green thumb.

Built in 1938

Essential Information

MLS® #	A2061450
Price	\$134,000
Sold Price	\$126,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	977
Acres	0.20
Year Built	1938
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold



Community Information

Address	4903 45 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1P9

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Walk-Out

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Lawn, Garden, Gentle Sloping, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Combination

Additional Information

Date Listed	June 27th, 2023
Date Sold	October 14th, 2023
Days on Market	108
Zoning	R-3
HOA Fees	0.00

Listing Details

Listing Office	3% REALTY PROGRESS
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