

# \$159,900 - 4804 52 Street, Athabasca

MLS® #A2127264

**\$159,900**

3 Bedroom, 1.00 Bathroom, 1,774 sqft

Residential on 0.21 Acres

Athabasca Town, Athabasca, Alberta

Step into this charming historical gem boasting a picturesque view of the Athabasca River and our quaint town from the backyard. Nestled on one-and-a-half town lots, this property offers ample space and endless potential. Three spacious bedrooms on the upper level and a fully renovated bathroom on the main for your convenience. The den off the back entry provides a versatile space ideal for work or relaxation, while the sunroom area off of the front provides another space to enjoy natural light, adding to the charming appeal of this older-built home. Be pleasantly surprised by the upgraded kitchen and the newer flooring throughout the main level, enhancing both the style and durability. One of the more unique aspects of this home though is the full attic, a blank canvas awaiting your creative touch. Convert it into additional living space, a studio, or an office—the possibilities are endless. Outside, a double detached oversized heated garage awaits, providing ample storage and workspace for all your projects and hobbies (the garage was built approximately 25 years ago). Whether you choose to live in it now and relish in its charm and appeal, or rent it out until you are ready to move to town and build your dream home with a breathtaking view, the opportunities are endless. It is something to consider.

Built in 1912

## Essential Information



MLS® #	A2127264
Price	\$159,900
Sold Price	\$155,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,774
Acres	0.21
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	4804 52 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1C4

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Oversized

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn, Views

Roof	Asphalt Shingle, Metal
Construction	Unknown
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 3rd, 2024
Date Sold	June 22nd, 2024
Days on Market	50
Zoning	R3
HOA Fees	0.00

**Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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