

# \$237,000 - 4913 54 Street, Athabasca

MLS® #A2181965

## \$237,000

3 Bedroom, 1.00 Bathroom, 1,376 sqft  
Residential on 0.21 Acres

Athabasca Town, Athabasca, Alberta

Looking for a ready to move into home that requires no work? Look no further. This 3 bedroom, 1 bathroom home has been completely renovated and is ready for its new owners. Everything in it is new! New insulation throughout, new windows, siding, shingles, furnace, and electrical. New stainless steel appliances, cupboards and counter tops. Open concept home with a spacious kitchen and living room. Patio doors off the dining room lead to the 16x20 deck, a perfect spot to enjoy your coffee with a view of the river. Beautiful fireplace in the living room completes this home. It features a big master bedroom with built in closet shelving, as well as 2 more spacious bedrooms. Large mudroom and laundry room. This home sits on 1.5 lots and has a shed for additional storage. Close to downtown and Landing Trail School this home will not disappoint.

Built in 1963

## Essential Information

MLS® #	A2181965
Price	\$237,000
Sold Price	\$215,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,376
Acres	0.21



Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### **Community Information**

Address	4913 54 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B5

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Phone Available
Parking Spaces	3
Parking	Drive Through, Gravel Driveway, None

### **Interior**

Interior Features	Crown Molding, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Electric, Insert, Living Room
Has Basement	Yes
Basement	Crawl Space, See Remarks

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 2nd, 2024
Date Sold	April 4th, 2025
Days on Market	122
Zoning	R3
HOA Fees	0.00

### **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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