

\$108,000 - 304, 4505 53 Street, Athabasca

MLS® #A2193220

\$108,000

2 Bedroom, 1.00 Bathroom, 831 sqft

Residential on 0.00 Acres

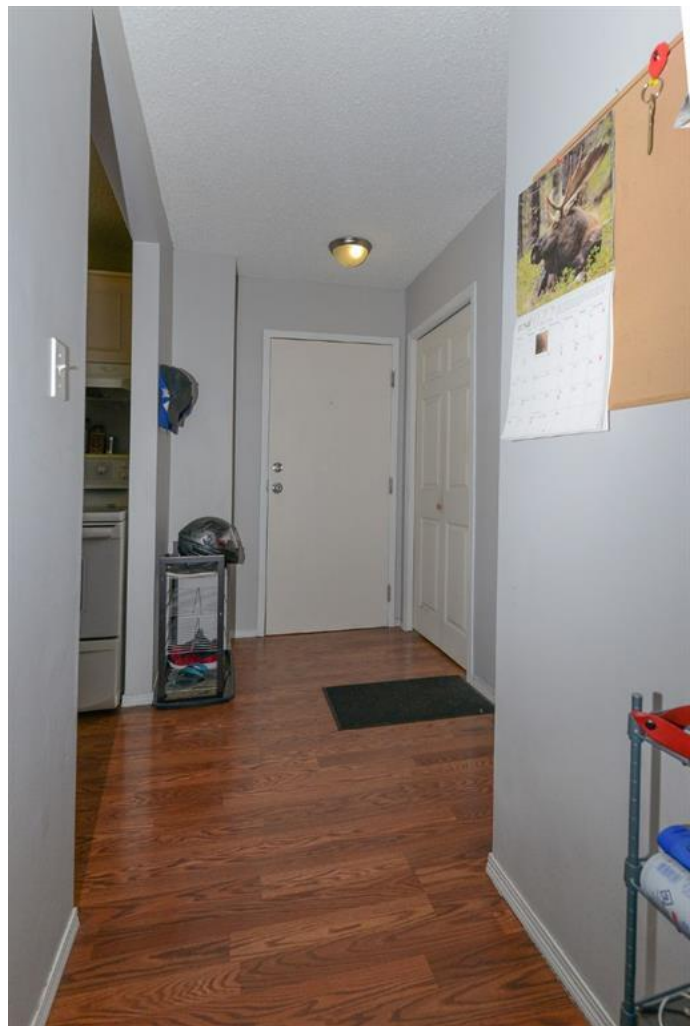
Athabasca Town, Athabasca, Alberta

Third floor living at Northlands Manor! Situated on the south east corner overlooking the parking lot, enjoy the serenity from your top floor balcony surrounded by trees. This suite has no common walls and is quite spacious. 2 large bedrooms, 1 four piece bathroom and an in-suite storage room. Laundry room on the second floor and mail boxes at the front doors. Condo fees are \$500 per month and include gas, water, sewer, garbage, reserve fund contributions and common area maintenance. Quiet building in a nice part of town. If you are thinking about first time home ownership without the yardwork, or becoming a landlord, this may be the perfect place!

Built in 1978

Essential Information

MLS® #	A2193220
Price	\$108,000
Sold Price	\$105,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	831
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)



Status	Sold
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Community Information

Address	304, 4505 53 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1K1

Amenities

Amenities	Coin Laundry, Parking, Snow Removal, Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Asphalt, Assigned, Parking Lot, Plug-In, Stall

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Additional Information

Date Listed	February 10th, 2025
Date Sold	February 27th, 2025
Days on Market	17
Zoning	R7
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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