

\$239,000 - 4808, 46 Avenue, Athabasca

MLS® #A2230547

\$239,000

5 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.26 Acres

Athabasca Town, Athabasca, Alberta

Located in one of the quietest corners in town, this 1958 bungalow is situated on a generous lot and a half (100x112) in the mature "Old High School Hill" neighborhood. With tree-lined streets, minimal traffic, and a sense of peace that's hard to come by, this location is a true hidden gem. The home offers 3 bedrooms on the main floor, 2 more downstairs, and 2 full bathrooms, providing a solid foundation for whatever vision you have in mind. While much of the interior remains in its original state, key updates have already been taken care of, including the shingles, furnace, hot water tank, and electrical. Whether you're looking to update it and make it your own, build equity as a first-time buyer, or explore a promising investment opportunity, this home offers incredible potential in a great location. If you value space, quiet, and the chance to create something personal, this one is worth a closer look.

Built in 1958

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2230547 |
| Price | \$239,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,176 |
| Acres | 0.26 |



| | |
|------------|-------------|
| Year Built | 1958 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 4808, 46 Avenue |
| Subdivision | Athabasca Town |
| City | Athabasca |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T9S 1H8 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Concrete Driveway, Double Garage Detached, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Central Vacuum |
| Appliances | Built-In Oven, Dishwasher, Dryer, Electric Range, Refrigerator |
| Heating | Floor Furnace, Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 8 |
| Zoning | R1 |

Listing Details

Listing Office

ROYAL LEPAGE COUNTY REALTY

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