

**5106 49 Avenue  
Athabasca, Alberta**

**MLS # A2220404**



**\$128,000**

**Division:** Athabasca Town

**Lot Size:** 0.48 Acre

**Lot Feat:** Back Lane, Corner Lot, Open Lot

**By Town:** -

**LLD:** -

**Zoning:** R7

**Water:** -

**Sewer:** -

**Utilities:** -

Excellent development opportunity in the Town of Athabasca. This property includes 3.5 lots on 2 separate titles, offering flexibility and potential for multi-family or residential construction (subject to municipal approval). Zoned R7 and ideally located at the corner of 49th Avenue and 51st Street, both parcels are serviced with water and sewer connections, with power and natural gas accessible from the alley. A great buy in a prime location—ideal for investors, developers, or custom home builders. Price subject to GST.