

**4701 47 Avenue
Athabasca, Alberta****MLS # A2251375****\$223,500**

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	866 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Stove is "AS IS"

Great starter or retirement home. If you desire to be in the country, but need to be in town, this property offers the best of both worlds. Located on the edge of town with nothing but trees to the south and east. Back entrance has plenty of room for extra coats, and is only a few steps up or down. Main level has 2 bedrooms and bathroom, plus another bedroom, and bathroom in the basement. Downstairs bathroom is ready for finishing touches, drain already roughed in for a new shower. Large flex room in the basement was originally a kitchenette, the sink and cabinets are still there and could make an excellent wet bar or spacious primary bedroom. All windows and exterior doors have been replaced. 14 ft x 22 ft garage, new metal roof done August 2025.