

**204, 2814 48 Avenue  
Athabasca, Alberta**

**MLS # A2202237**

**\$139,900**



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<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Low Rise (2-4 stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	737 sq.ft.	<b>Age:</b> 2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 1
<b>Garage:</b>	Guest, Parking Lot, Parking Pad, Paved	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

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<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 339
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R7
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		
<b>Inclusions:</b>	n/a		

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This well-maintained 2-bedroom, 1-bathroom condo is a practical choice for first-time buyers, snowbirds, or investors. Offering a comfortable and functional layout, it features a cozy gas fireplace in the living room, five appliances, and the convenience of low-maintenance living. Located close to shopping, dining, and other amenities, this condo provides easy access to everything you need. Whether you're looking for a place to call home or a smart rental investment, this unit is worth a look!