

\$498,000 - 101, 202, 303, 304, 2814- 48 Avenue, Athabasca

MLS® #A2170160

\$498,000

0 Bedroom, 0.00 Bathroom, 2,800 sqft
Multi-Family on 0.00 Acres

Athabasca Town, Athabasca, Alberta

Looking for a great return on investment? 4 well cared for condos for sale in a 12 unit building. Each unit has its own furnace, gas fireplace, washer/dryer combo, fridge, stove and dishwasher. Tenants currently pay for power and gas; owner pays for water/sewer/garbage and condo fees. These units have a very low vacancy rate as they are in a great location in Athabasca. Conveniently located close to the hospital, police station, restaurants and shopping. 2 - 2 bedroom units and 2 - 1 bedroom units. The one bedroom units rent out at \$1,045 per month with condo fees being \$279 per month. The two bedroom units rent out at \$1265 and \$1245 per month with condo fees being \$355 per month. Great opportunity in a thriving community.

Built in 2008

Essential Information

MLS® #	A2170160
Price	\$498,000
Bathrooms	0.00
Square Footage	2,800
Acres	0.00
Year Built	2008
Type	Multi-Family
Sub-Type	Apartment
Status	Active



Community Information

Address	101, 202, 303, 304, 2814- 48 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 0A5

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Asphalt, Assigned, Off Street, Parking Lot, Stall

Interior

Heating	Forced Air, Natural Gas
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas
# of Stories	3

Exterior

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	October 2nd, 2024
Days on Market	195
Zoning	R7

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.