

# \$153,900 - 5408 49 Avenue, Athabasca

MLS® #A2199761

**\$153,900**

2 Bedroom, 2.00 Bathroom, 736 sqft

Residential on 0.14 Acres

Athabasca Town, Athabasca, Alberta

5408 49 Avenue. Well maintained home - modestly priced, great for first time buyers or an opportunity for investing. Live in the home as one unite or rent out both floors. On the main floor there is nice size living room and kitchen, with one bedroom and bathroom. The home has a basement suite with a separate entrance, kitchen living room, one bedroom and storage. Laundry can be shared. House shingles 2024, Furnace replace in 2017, Hot water tank replace in 2018, Paint in 2021 and Garage shingles in 2022. The detached single garage is 12' x 24'.

Built in 1954

## Essential Information

MLS® #	A2199761
Price	\$153,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	736
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	5408 49 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S2A9

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Storage
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	47
Zoning	R3

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE
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