

# \$154,900 - 5210 48 Avenue, Athabasca

MLS® #A2227528

**\$154,900**

2 Bedroom, 1.00 Bathroom, 803 sqft  
Residential on 0.14 Acres

Athabasca Town, Athabasca, Alberta

Welcome to this beautifully updated 2-bedroom, 1-bathroom home, ideally situated on a bright corner lot in a desirable town location. From the moment you step inside, you'll appreciate the care and quality that has gone into the renovations.

This charming home features newer flooring, fresher paint, and a stylishly renovated bathroom—offering a modern and inviting feel throughout. The newer windows and roof provide peace of mind and energy efficiency, while allowing natural light to flood the space.

The open, unfinished basement presents a fantastic opportunity for customization, whether you envision a family room, additional bedroom, or home office, the space is a blank canvas waiting for your personal touch.

Exceptionally well-priced in today's market, this property delivers both comfort and value, making it perfect for first-time buyers, downsizers, or savvy investors.

Don't miss your chance to own this



turnkey gem with potential to grow!!

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227528    |
| Price          | \$154,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 803         |
| Acres          | 0.14        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5210 48 Avenue   |
| Subdivision | Athabasca Town   |
| City        | Athabasca        |
| County      | Athabasca County |
| Province    | Alberta          |
| Postal Code | T9S 1K6          |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Parking Spaces | 2                                       |
| Parking        | Single Garage Detached, Gravel Driveway |
| # of Garages   | 1                                       |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Laminate Counters, Vinyl Windows            |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                     |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |
| Basement          | Full, Unfinished                            |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                    |
|-----------------|--------------------|
| Lot Description | Corner Lot         |
| Roof            | Asphalt Shingle    |
| Construction    | Stucco, Wood Frame |
| Foundation      | Poured Concrete    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 13             |
| Zoning         | R3             |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX EXCELLENCE |
|----------------|-------------------|

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