

# \$272,500 - #7 5110 48 Avenue, Athabasca

MLS® #A2234574

## \$272,500

2 Bedroom, 2.00 Bathroom, 1,208 sqft  
Residential on 0.00 Acres

Athabasca Town, Athabasca, Alberta

Enjoy care free adult living at itâ€™s finest. Unit 7 is located at the very end of the cul-de-sac with no traffic, delivering the most amazing panoramic view of the town and Athabasca River. Bungalow style with no stairs, just over 1200 sq ft with open main living space, 2 bedrooms and 2 bathrooms, with private laundry. Exceptionally well cared for and ready for new ownership, the only changes youâ€™ll need to worry about is how to arrange your furniture. Crawlspace has enough clearance to provide plenty of extra storage. Furnishings are negotiable if you're looking for a turn-key arrangement. Single attached garage for secure parking or would make a great workshop. This unit has an additional bonus with oversized parking pad, providing space for 2 vehicles. Within walking distance to all downtown amenities. The best part that makes this condominium community so desirable, lawn care and exterior building maintenance is included.

Built in 1995

### Essential Information

MLS® #	A2234574
Price	\$272,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,208



Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	#7 5110 48 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1T5

### **Amenities**

Amenities	Snow Removal, Visitor Parking
Parking Spaces	3
Parking	Off Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, Pantry
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

### **Exterior**

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Perimeter Wall, Poured Concrete

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	12

Zoning R7

Listing Details

Listing Office 3% REALTY PROGRESS

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