

# \$227,900 - 4701 47 Avenue, Athabasca

MLS® #A2251375

## \$227,900

3 Bedroom, 2.00 Bathroom, 866 sqft

Residential on 0.20 Acres

Athabasca Town, Athabasca, Alberta

Great starter or retirement home. If you desire to be in the country, but need to be in town, this property offers the best of both worlds. Located on the edge of town with nothing but trees to the south and east. Back entrance has plenty of room for extra coats, and is only a few steps up or down. Main level has 2 bedrooms and bathroom, plus another bedroom, and bathroom in the basement. Both bathrooms have been gutted, new toilets and vanities added. Downstairs bathroom is ready for finishing touches, drain already roughed in for a new shower. Large flex room in the basement was originally a kitchenette, the sink and cabinets are still there and could make an excellent wet bar or spacious primary bedroom. All windows and exterior doors have been replaced. 14 ft x 22 ft garage, new metal roof done August 2025.

Built in 1960

### Essential Information

MLS® #	A2251375
Price	\$227,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	866
Acres	0.20



Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	4701 47 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1R2

### **Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 25th, 2025
Days on Market	1
Zoning	R3

### **Listing Details**

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