

\$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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