

## \$72,000 - 4712 50 Street, Athabasca Town

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MLS® #E4421725

**\$72,000**

1 Bedroom, 1.00 Bathroom, 606 sqft

Single Family on 0.00 Acres

Athabasca Town, Athabasca Town, AB

Affordable In-Town Living – Perfect for Any Buyer! Looking for an affordable home, a smart investment, or the perfect place to retire? This charming one-bedroom, one-bathroom property offers incredible value in a prime in-town location. Nestled beside a reserve and within walking distance of all amenities, this home provides both convenience and tranquility. Inside, you’ll find a bright and functional layout with a Livingroom, dining area, kitchen, and a storage/laundry room. The home sits on top of an unfinished basement, offering extra potential. The current tenants happy to stay, making this an ideal turnkey rental property for investors. At a price that won’t break the bank, this is a fantastic opportunity to enter the housing market, downsize comfortably, or expand your investment portfolio.



Built in 1946

### Essential Information

MLS® #	E4421725
Price	\$72,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	606
Acres	0.00

Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4712 50 Street
Area	Athabasca Town
Subdivision	Athabasca Town
City	Athabasca Town
County	ALBERTA
Province	AB
Postal Code	T9S 1R1

### Amenities

Amenities	See Remarks
Parking	No Garage

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 13th, 2025
Days on Market	171
Zoning	Zone 60

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