

# \$239,000 - 4808, 46 Avenue, Athabasca

MLS® #A2230547

## \$239,000

5 Bedroom, 2.00 Bathroom, 1,176 sqft  
Residential on 0.26 Acres

Athabasca Town, Athabasca, Alberta

Located in one of the quietest corners in town, this 1958 bungalow is situated on a generous lot and a half (100x112) in the mature "Old High School Hill" neighborhood. With tree-lined streets, minimal traffic, and a sense of peace that's hard to come by, this location is a true hidden gem. The home offers 3 bedrooms on the main floor, 2 more downstairs, and 2 full bathrooms, providing a solid foundation for whatever vision you have in mind. While much of the interior remains in its original state, key updates have already been taken care of, including the shingles, furnace, hot water tank, and electrical. Whether you're looking to update it and make it your own, build equity as a first-time buyer, or explore a promising investment opportunity, this home offers incredible potential in a great location. If you value space, quiet, and the chance to create something personal, this one is worth a closer look.

Built in 1958

## Essential Information

MLS® #	A2230547
Price	\$239,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,176
Acres	0.26



Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4808, 46 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1H8

### **Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Detached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Range, Refrigerator
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	3
Zoning	R1

### **Listing Details**

Listing Office

ROYAL LEPAGE COUNTY REALTY

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