



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

#7 5110 48 Avenue
Athabasca, Alberta

MLS # A2234574



\$272,500

Division:	Athabasca Town		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,208 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Crawl Space, None

Exterior: Wood Frame

Foundation: Perimeter Wall, Poured Concrete

Features: No Animal Home, Pantry

Water: -

Sewer: -

Condo Fee: \$ 290

LLD: -

Zoning: R7

Utilities: -

Inclusions: garage door opener

Enjoy care free adult living at it'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 you'll need to worry about is how to arrange your furniture. Crawl space 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.