



**4817 42 Street**  
**Athabasca, Alberta**

**MLS # A2242255**



**\$229,900**

<b>Division:</b>	Athabasca Town		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	793 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Refrigerator , electric stove, hood fan,

Attention First-Time Buyers & Growing Families! Welcome to this charming five-bedroom, two-bathroom home nestled in a peaceful pocket of Athabasca, perfectly positioned across from green space and just steps from the scenic Trans Canada Trail system. Enjoy the convenience of being within walking distance to the downtown core, while still savouring the privacy and calm of a quiet neighbourhood. Thoughtfully updated and partially renovated, this spacious home offers a cozy yet functional layout ideal for families of all sizes. The fully fenced yard is perfect for kids and pets to play, and the detached single garage adds extra value and storage space. Whether you're relaxing in the tranquil backyard or enjoying a peaceful evening inside, this property truly feels like home. All of this comes at a price that won't break the bank — making it an ideal opportunity for first-time homeowners or those seeking more room to grow. Located in the warm and welcoming community of Athabasca,