



GRASSROOTS
REALTY GROUP

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4810 51 Street
Athabasca, Alberta

MLS # A2244184



\$69,000

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bungalow		
Size:	728 sq.ft.	Age:	1950 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	Primary Commercial
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Opportunity knocks with this 2-bedroom, 1-bath bungalow located on 51 Street in Athabasca. Set on a spacious 6,000 sq ft lot, this property is just steps from schools, shopping, and the downtown core—making it an ideal project for investors, first-time buyers, or anyone looking to create their own space. This is a great opportunity if you're looking to renovate and make it your own or fix it up and rent it out. With some vision and TLC, this fixer-upper could be a solid investment in a convenient and central location. Don't miss your chance to build equity in a thriving community!