



**GRASSROOTS**  
REALTY GROUP

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**4701 47 Avenue**  
**Athabasca, Alberta**

**MLS # A2251375**



**\$227,900**

<b>Division:</b>	Athabasca Town		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	866 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	Stove is "AS IS"		
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Great starter or retirement home. If you desire to be in the country, but need to be in town, this property offers the best of both worlds. Located on the edge of town with nothing but trees to the south and east. Back entrance has plenty of room for extra coats, and is only a few steps up or down. Main level has 2 bedrooms and bathroom, plus another bedroom, and bathroom in the basement. Both bathrooms have been gutted, new toilets and vanities added. Downstairs bathroom is ready for finishing touches, drain already roughed in for a new shower. Large flex room in the basement was originally a kitchenette, the sink and cabinets are still there and could make an excellent wet bar or spacious primary bedroom. All windows and exterior doors have been replaced. 14 ft x 22 ft garage, new metal roof done August 2025.