



**5009 48 Avenue
Athabasca, Alberta**

MLS # A2277291



\$149,900

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bungalow		
Size:	882 sq.ft.	Age:	1945 (81 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

You need to check out this cozy 2 bedroom in downtown Athabasca which is conveniently located within walking distance of all amenities. The upper cabinets, counter tops & some of the flooring have been upgraded & there is a gas fireplace to snuggle up by on those chilly evenings. This property offers a detached garage for your parking convience or your workshop hobbies. No vehicle? No problems! The ideal location of this home offers easy access to grocery stores, drug stores, doctor offices, library & restaurants all within a few minutes walk.