



101, 2814 48 Avenue
Athabasca, Alberta

MLS # A2293796



\$129,000

Division:	Athabasca Town		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	608 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Guest, Off Street, Parking Lot, Parking Pad, Plug-In		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 282
Basement:	-	LLD:	-
Exterior:	Manufactured Floor Joist, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: None

Conveniently located ground-floor condo in a safe and desirable neighbourhood with shopping and everyday amenities just minutes away. This unit is perfect for a bachelor, young professional, or savvy investor looking for a low-maintenance property in a great location. Enjoy the comfort of an open-concept layout, a cozy fireplace, and the added convenience of in-unit laundry with its own dedicated laundry room. Step outside from the living room onto your private patio, perfect for enjoying morning coffee or relaxing in the fresh air. The functional floor plan creates a welcoming living space that is both practical and comfortable. Whether you're looking to enter the market, downsize, or add to your investment portfolio, this well-situated condo offers excellent value and easy living.