



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

203, 2814 48 Avenue  
Athabasca, Alberta

MLS # A2109714



**\$139,000**

<b>Division:</b>	Athabasca Town		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	792 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Stall		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 339
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R7
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Busy lifestyle? Look no further than this charming condo, tailor-made for those with dynamic lifestyles. Ideal for young professionals embarking on their journey or snowbirds seeking a hassle-free retreat, this condo offers two bedrooms, a full bathroom, convenient laundry facilities, and an inviting open kitchen and living room layout, complete with a cozy gas fireplace. Effortlessly blending quaint charm with modern convenience, this residence is a breeze to maintain. Say goodbye to worries about lawn care and snow removal – it’s all taken care of here. Plus, with all amenities just a short walk away, convenience is at your doorstep. Don’t miss out – come see for yourself the comfort and ease this condo has to offer!