



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4816 A&B 54 Street
Athabasca, Alberta**

MLS # A2164508



\$287,900

Division:	Athabasca Town		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,102 sq.ft.	Age:	1970 (55 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane		

Heating:	Boiler, Zoned	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	None	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: extra stove, fridge, washer, dryer

Investment Opportunity! Duplex located in a quiet neighborhood with front and back alley access. Each unit has 3 bedrooms, 4 piece bathroom, laundry room and a nice sized kitchen. Units are heated with zoned boiler heat. Ample parking from the back alley. Walking distance to downtown and middle school.