



**GRASSROOTS**  
REALTY GROUP

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**4701 49 Avenue  
Athabasca, Alberta**

**MLS # A2183315**



**\$200,000**

**Division:** Athabasca Town

**Lot Size:** 0.57 Acre

**Lot Feat:** Back Lane, Triangular Lot, City Lot, No Neighbours Behind, Sloped Down

**By Town:** -

**LLD:** -

**Zoning:** commercial

**Water:** -

**Sewer:** -

**Utilities:** -

Ideal location for this 24,000 square foot lot adjacent to the Town Office in Athabasca. Gorgeous hilltop view of the downtown center and river valley. Ideal location for lower level underground parking, main floor street level walk-in access to the corner of 49 Avenue and 47 Street, plus residential or commercial floors with breathtaking views above.