



GRASSROOTS
REALTY GROUP

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

4712 50 Street
Athabasca, Alberta

MLS # A2194229



\$72,000

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bungalow		
Size:	606 sq.ft.	Age:	1946 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Wood Windows		

Inclusions:	None Known
--------------------	------------

Affordable In-Town Living – Perfect for Any Buyer! Looking for an affordable home, a smart investment, or the perfect place to retire? This charming one-bedroom, one-bathroom property offers incredible value in a prime in-town location. Nestled beside a reserve and within walking distance of all amenities, this home provides both convenience and tranquility. Inside, you’ll find a bright and functional layout with a living room, dining area, kitchen, and a storage/laundry room. The home sits on top of an unfinished basement, offering extra potential. The current tenant is happy to stay, making this an ideal turnkey rental property for investors. At a price that won’t break the bank, this is a fantastic opportunity to enter the housing market, downsize comfortably, or expand your investment portfolio. Don’t miss out—schedule your viewing today!