



**GRASSROOTS**  
REALTY GROUP

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

204, 2814 48 Avenue  
Athabasca, Alberta

MLS # A2202237



**\$139,900**

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	737 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Guest, Parking Lot, Parking Pad, Paved		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 339
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R7
Foundation:	-	Utilities:	-
Features:	Vinyl Windows		

Inclusions:	n/a
-------------	-----

This well-maintained 2-bedroom, 1-bathroom condo is a practical choice for first-time buyers, snowbirds, or investors. Offering a comfortable and functional layout, it features a cozy gas fireplace in the living room, five appliances, and the convenience of low-maintenance living. Located close to shopping, dining, and other amenities, this condo provides easy access to everything you need. Whether you're looking for a place to call home or a smart rental investment, this unit is worth a look!