



GRASSROOTS
REALTY GROUP

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2, 5010 41 AVE
Athabasca, Alberta

MLS # A2211975



\$249,000

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,278 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.43 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Partial, Partially Finished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 200

LLD: -

Zoning: R7

Utilities: -

Inclusions: N/A

Affordable space, smart layout, and low fees — all in one! This 3-bedroom, 3-bathroom townhouse-style condo offers incredible value whether you're a first-time buyer, a young family, or an investor looking for a solid rental. Enjoy the convenience of a single attached garage, a deck for outdoor relaxing, and 5 included appliances — making move-in simple. The super low monthly condo fees help keep your costs down at a time when monthly expenses just keep climbing. Inside. You'll find a practical layout with laundry conveniently located on the second level — a small detail that makes everyday life easier. Downstairs, a flex room in the basement offers space for a home office, workout area, or extra storage — whatever you need. A pleasantly appealing, functional home that gives you a lot for your dollar in a great location.