



**GRASSROOTS**

REALTY GROUP

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**5009 48 Avenue  
Athabasca, Alberta**

**MLS # A2277291**



**\$119,900**

<b>Division:</b>	Athabasca Town		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	882 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** n/a

You need to check out this cozy 2 bedroom in downtown Athabasca which is conveniently located within walking distance of all amenities. The upper cabinets, counter tops & some of the flooring have been upgraded & there is a gas fireplace to snuggle up by on those chilly evenings. This property offers a detached garage for your parking convience or your workshop hobbies. No vehicle? No problems! The ideal location of this home offers easy access to grocery stores, drug stores, doctor offices, library & restaurants all within a few minutes walk.