



GRASSROOTS

REALTY GROUP

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4905 42 Street
Athabasca, Alberta

MLS # A2284460



\$175,000

Division:	Athabasca Town		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,251 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Ceiling Fan(s), Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R3

Utilities: -

Inclusions: All goods remaining on closing day.

Welcome to this charming home in the heart of Athabasca, perfectly located close to local amenities and everyday conveniences. Sitting on a flat, usable yard, this property is ideal for gardening enthusiasts, families, or anyone dreaming of outdoor space that's easy to enjoy and maintain. At the back of the property, you'll find a workshop, perfect for tinkering or extra storage. Inside, the home offers a functional layout with two bedrooms upstairs, while the main level features a full bathroom and an additional bedroom or potential home office, ideal for guests or remote work. The mostly unfinished basement provides a blank canvas for future development and already includes one bathroom, along with space for up to two additional bedrooms, offering excellent long-term potential for added living space or value.