



# GRASSROOTS

REALTY GROUP

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4907 42 Street  
Athabasca, Alberta

MLS # A2288098

## \$173,900



<b>Division:</b>	Athabasca Town		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,161 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** washer, dryer, refrigerator , electric range

Perfect First Home with Endless Potential! Opportunity knocks with this charming 1 $\frac{1}{2}$ -storey fixer-upper set on a quiet dead-end street facing a beautiful natural reserve. Featuring 4 bedrooms, 2 bathrooms, and a spacious upper attic area ready to become a studio, rec room, or creative retreat, this home offers incredible space to grow. The lovely covered front porch welcomes you in and hints at the character waiting to be restored. Walk to town amenities while enjoying the peaceful setting and nature views right out front. With a little imagination and updating, this property could be transformed into a truly special character home. Priced with room to create equity &mdash; an ideal option for first-time buyers, renovators, or investors ready to bring their vision to life.