



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**4909 42 Street
Athabasca, Alberta**

MLS # A2289265

\$224,900



Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,024 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: none

This family home will provide enough space for everyone to call their own, while keeping the mortgage payments low, so you can enjoy the things that really matter. Main level has an open kitchen, dining and living room, with 3 bedrooms and full bathroom. Basement is partially finished with a family room, 2 more bedrooms, bathroom and 2 storage rooms. The low payments will allow you more freedom to make some personal cosmetic changes and make it your home. Large yard is completely fenced, and has back alley access. Located on a dead end street with no through traffic, you get to enjoy a forested country view from your front yard. Only a short walk to downtown amenities.